

REQUEST FOR PROPOSALS

#19-02

Design Build Services for New Office / ADA Restrooms for Chau Ram County Park and New Park Shelter / Storage for High Falls County Park



Oconee County, SC
Issued: August 5, 2019

Procurement Office
415 South Pine Street
Walhalla, SC 29691

Phone: (864) 638-4141
Fax: (864) 638-4142

OCONEE COUNTY, SOUTH CAROLINA

Design Build Services for
New Office and ADA Restrooms for Chau Ram County Park
and New Park Shelter / Storage for High Falls County Park

RFP DUE DATE/TIME: **Thursday, August 29, 2019 @ 2:00pm**

RFP NUMBER: **19-02**

POINT OF RECEIPT: Procurement Office
Attn: Tronda C. Popham
Procurement Director
Oconee County Administration Offices
415 South Pine Street
Walhalla, SC 29691

Inquiries - All inquiries concerning this proposal shall be addressed to the Procurement Office. **Contact with other departments or County representatives without permission of the Procurement Director may render your proposal void.**

An **original and six (6) bound copies** of your proposal shall be submitted by the due date above. Outside of package must be clearly marked with RFP number and project description above.

If downloading this solicitation from our website, it is the responsibility of the Proposer to email our office at tpopham@oconeesc.com to be registered as a potential proposer to receive any subsequent amendments.

Oconee County complies with all South Carolina and Federal laws that prohibit discrimination on the basis of race, sex, age, religion, color, national origin and disability.

Table of Contents

GENERAL INFORMATION & INSTRUCTIONS.....	4
PERFORMANCE AND PAYMENT SURETY	7
INSURANCE REQUIREMENTS	11
EVALUATION CRITERIA.....	16
STATEMENT OF ASSURANCE, COMPLIANCE, AND NON-COLLUSION	17
DRUG FREE WORKPLACE ACT STATEMENT	19
NO RESPONSE	20
EXHIBIT E TO SECTION 1	21
SECTION 2 INTRODUCTION & BACKGROUND	22
SECTION 3 SCOPE OF SERVICES	23
SECTION 4 PROPOSAL FORM	30
EXHIBIT A TO SECTION 4 GENERAL CONDITIONS	32
SECTION 5 INFORMATION REQUIRED OF PARTY MAKING THE PROPOSAL	38
SECTION 6 OTHER	43

**SECTION 1
GENERAL INFORMATION & INSTRUCTIONS**

DEFINITIONS:

- a) Oconee County hereinafter will be referred to as “County.”
- b) “Proposer” shall be any entity or individual submitting a proposal for the pending solicitation.
- c) All references to days in this solicitation mean calendar days, unless otherwise stated.
- d) All references to “shall,” “must,” and “will” are to be interpreted as mandatory language.
- e) Request for Proposals is a procurement method selected for this pending solicitation and will be referred to as the “RFP.”
- f) “Successful Proposer” shall be the successful Proposer with whom the Contract for Professional Services / Design Build Services is entered by the County.

2) PURPOSE

- a) The County seeks proposals from qualified organizations to provide Design Build services in accordance with the specifications and conditions contained in this RFP Package.
- b) This RFP has been compiled for the purpose of providing information, requirements, guidelines, specifications, and other data that can be used by Proposers who wish to submit a proposal for consideration.

3) INSTRUCTIONS

- a) The Proposer shall submit seven (7) sealed proposals, one clearly marked as “Original”, and six (6) copies, enclosed and secured in an envelope/package. The Proposer shall clearly mark and display the Proposer’s name and address, the RFP number and the project identification on outside of envelope/package. Oconee County **shall not** be responsible for unidentified proposals. Proposals shall be addressed to:

**Tronda C. Popham, Procurement Director
Oconee County Procurement Office
415 South Pine Street
Walhalla, SC 29691**

Hand delivered proposals should be delivered to the same above-referenced address.

- b) The Proposer shall submit the proposal to the Oconee County Procurement Office no later than **Thursday, August 29, 2019 at 2:00 PM EST** at which time all proposals will be opened and **only the names of the Proposers will be announced**. Proposals received later than the deadline will not be considered and will be returned unopened. Proposers mailing their proposal must allow a sufficient mail delivery period to insure timely receipt of their proposal. Oconee County is not responsible for proposals delayed by mail and delivery services.
- c) Prices and quotations included in the proposal shall remain firm for not less than one hundred twenty (120) calendar days from proposal deadline stated above.
- d) The County shall not be liable for any costs associated with the preparation of responses to this solicitation; therefore, all costs shall be borne by the Proposer.
- e) **NOTICE TO BIDDERS: There will be a Non-Mandatory Pre Proposal Meeting on Tuesday, August 13, 2019 at 10:00 am beginning at Chau Ram County Park 1220 Chau Ram Park Road, Westminster, SC 29693 after we review and discuss the Chau Ram project we will drive to High falls County Park, 671 High Falls Road, Seneca, SC 29672 to review and discuss the High Falls Park project.**

- f) **Due to the importance of all proposers having a clear understanding of the scope and requirements for this contract, it is highly recommended that you attend this meeting. Any changes that may be agreed upon as a result of this meeting will be noted in an addendum to the RFP invitation and posted on our website, www.oconeesc.com/procurement-home. All amendments to and interpretations of this solicitation shall be in writing and issued by the Procurement Director of the County. Oconee County shall not be legally bound by any amendment or interpretation that is not in writing. Each proposer shall fully acquaint himself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this RFP. The failure or omission of a proposer to acquaint himself with existing conditions shall in no way relieve him of any obligation with respect to this RFP or to the contract**
- g) Questions should be submitted via email to the contact person for this RFP. Deadline for questions is Friday, August 16, 2019 @ 2:00pm. If you do not have access to email, questions may be faxed to 864-638-4142.
- h) If downloading this solicitation from our website; it is the responsibility of the proposer to call our office at (864) 638-4141 to be registered as a potential proposer to receive any subsequent addenda.
- i) It is the intent and purpose of the County that this solicitation promotes competition. It shall be the Proposer's responsibility to advise the Procurement Director, in writing, if any language or requirements, or any combination thereof, inadvertently restricts or limits this solicitation to a single source. Such notification shall be submitted in writing, and must be received by the Procurement Director at least five calendar (5) days prior to proposal receipt date. A review of such notification shall be made by the Procurement Director.
- j) Prior to submitting a proposal, each Proposer shall carefully examine the RFP document, study and thoroughly familiarize himself/herself with the specifications/requirements of the RFP and the Contract Documents and notify Oconee County of any conflicts, errors, or discrepancies.
- k) By submission of a proposal, the Proposer guarantees that all goods and services meet the requirements of the RFP during the contract period.
- l) Failure to submit all required information may be determined as a non-responsive proposal.
- m) Any Proposer may withdraw its proposal prior to the closing time for the receipt of proposals. Correction or withdrawal of inadvertently erroneous proposals before or after the opening date, or cancellation of awards or contracts based on such mistakes, may be permitted subject to the following:
- i) Mistakes discovered by the Proposer before proposal opening may be corrected by modification or withdrawal and resubmission by submitting written notice to the Procurement Department prior to the time set for proposal opening.
- ii) After proposal opening, no changes in prices or other provisions of proposals, which are prejudicial to the interest of the County, shall be permitted.
- iii) Except as otherwise allowed by law, all decisions to permit the correction or withdrawal of proposals, or to cancel awards, or contracts, after award but prior to performance shall be supported by a written determination made by the Procurement Director.
- n) The Proposer shall follow the following directions for proposal preparation:
- i) All proposals shall be complete and carefully worded, and must convey all of the information requested by the County. If significant errors are found in the proposal, or if the proposal fails to conform to the essential requirements of the RFP, the County and the County alone, will determine whether the variance is sufficient to warrant rejection of the proposal.
- ii) Proposals are to be prepared simply and in a manner designed to provide the County with a straightforward presentation of the Proposer's capability to satisfy the requirements of this RFP. The Proposer's proposal must, therefore, follow the RFP format, utilizing the same section titles, schedules, and paragraphs.

- iii) The Proposer must clearly mark as "**Confidential**" each part of its proposal which it believes contains proprietary information, which could be exempt from disclosure under the South Carolina Freedom of Information Act (SCFOIA) as set forth in Chapter 4, Title 30, of the South Carolina Code of Laws, 1976, as amended. The County reserves the right to determine whether this information should be exempt from disclosure, and the Proposer agrees by submitting its proposal that no claim or legal action may be brought against the County or its agents for its determination in this regard.
- iv) The Proposer shall make its proposal in the official name of the entity or individual under which business is conducted (showing official business address).
- v) The Proposer shall include on the proposal the Federal Employer Identification Number (FEIN) and the DUNS number of the entity issuing the proposal (or in the absence of a FEIN and DUNS numbers, the Social Security Number of the individual issuing the proposal).
- vi) The Proposer shall include all applicable requested information and is encouraged to include any additional information the Proposer wishes to be considered. If the proposal includes any comments over and above the specific information requested in our RFP, the Proposer shall include this information as a separate appendix to the proposal.
- vii) The Proposer shall clearly write in ink or type-write all prices and quotations
- viii) A person duly authorized to legally bind the Proposer shall execute all required documents in ink.
- ix) Each copy of the proposal should be bound in a single volume where practical.
- o) This RFP may result in additional negotiations. To maintain the integrity of the procurement process, all contacts and discussions shall be directed to the Procurement Director.
- p) Comments or discussions by County personnel relative to this solicitation shall not be binding on the County.

4) EVALUATION AND AWARD CRITERIA

a) EVALUATION TEAM

A duly appointed Evaluation Team will conduct proposal evaluations.

b) AWARD CRITERIA

The Evaluation Team shall evaluate each of the Proposals using the criteria and applying the percentages as set forth in **Exhibit A** to this Section 1. The County reserves the right to request Proposers to appear for an additional presentation followed by a question and answer period, in order to further evaluate qualifications. The additional presentations, if any, will be scored and combined with prior scoring to determine the successful Proposer. The County is not obligated to accept the lowest cost proposal. The County may also award to other than the highest ranked proposer if the price submitted by that proposer is more than the budget available for the project. If made, the award will go to the Proposer providing the most responsive, responsible proposal that provides the best overall value and service to the County. As further outlined below, the award, if any, will take into consideration several factors, including the soundness and flexibility of the proposal, functional capability, quality of performance, quality of service, the time specified in the proposal for the performance, ability to provide support, overall cost, and the Proposer's references. Prior to award, the County may conduct such further discussions and negotiations as contemplated by, and allowed for under, Oconee Code § 2-431. **The County reserves the right to reject all proposals or accept such proposals, as appears in its best interest, and to waive technicalities or irregularities of any kind in the proposal.** The Evaluation Team will make their recommendation to the full County Council, if applicable. The County Council has the right to accept or refuse the Evaluation Team's recommendation.

c) NOTICE OF AWARD

If awarded, the Notice of Award will be posted on the County's website at: <https://oconeesc.com/procurement-home>

5) PRELIMINARY MATTERS

a) EXECUTION OF AGREEMENT.

The Successful Proposer shall sign and deliver the Agreement and such other required Contract Documents to the County within ten (10) Calendar Days after the Notice of Award has been received by the Proposer.

b) DELIVERY OF CERTIFICATES OF INSURANCE AND BONDS.

When the Successful Proposer delivers the executed Agreement to the County, the Successful Proposer shall also deliver to the County such Payment Bonds, Performance Bonds, and Certificates of Insurance as may be required.

c) PERFORMANCE AND PAYMENT SURETY:

The successful contractor shall pay the cost and furnish within ten days after written notice of acceptance of Bid, an irrevocable Surety in the form of a Performance and Payment Bond, Certificate of Deposit, Cashier's Check or irrevocable letter of credit. Performance Bond shall include a one-year warranty of workmanship and materials and shall commence upon completion and acceptance of the total contract by Oconee County. The Surety shall be issued in the amount of 100% of the total contract covering the entire term of the contract as awarded.

Option 1: Performance Bond: Bond must be issued by a Surety Company licensed to do business in South Carolina, with an "A" minimum rating of performance as stated in the most current publication of "Best's Key Rating Guide, Property Liability" which shall show a financial strength rating satisfactory to Oconee County. Each bond shall be accompanied by a Power of Attorney, authorizing the attorney-in-fact to bind the surety and certified to include the date of the bond.

Option 2: A Certified Check: Equal to 100% of the contract amount to be retained by Oconee County until satisfactory completion of the contract.

Option 3: Irrevocable Letter Of Credit: Shall be issued by a Financial Institution insured by the FDIC or FSLIC in the amount of 100% of contract amount.⁷

d) BEFORE STARTING CONSTRUCTION.

i) Before undertaking each part of the Work, the Successful Proposer shall carefully study and compare the Contract Documents and check and verify pertinent figures shown thereon and all applicable field measurements. The Successful Proposer shall immediately report in writing to the County any conflict, error or discrepancy which the Successful Proposer may discover.

ii) Within ten (10) Calendar Days after delivery of the executed Agreement by the County to the Successful Proposer, the Successful Proposer shall submit to the County for approval an estimated progress schedule indicating the starting and completion dates of the various stages of the Work and a preliminary schedule of Shop Drawing submissions.

iii) Within twenty (20) Calendar Days after delivery of the executed Agreement by the County to the Successful Proposer, but before starting the Work at the Worksite, a conference will be held to review the above schedules, to establish procedures for handling Shop Drawings and other submissions and for processing Applications for Payment, and to establish a working understanding between the parties as to the Project. Present at the conference will be the County or its representative, the Resident Project Representative, the Successful Proposer and the Superintendent.

6) GENERAL INFORMATION AND REQUIREMENTS

a) AFFIRMATIVE ACTION.

The Successful Proposer shall take affirmative action in complying with all federal, state and local labor and employment laws.

b) AMBIGUOUS OFFERS.

Proposals that are uncertain as to terms, delivery, compliance requirements, and/or specifications, may be rejected or otherwise disregarded.

c) EXPLANATION TO PROSPECTIVE PROPOSERS.

i) Every effort has been made to ensure that all information needed is included in this RFP. If the Proposer finds that it cannot complete its response without additional information, it may submit written questions to the issuing office on or before the deadline set forth herein. No further questions will be accepted after that date.

ii) Oral explanations and/or instructions given before the award shall not be binding on the County. Any information given to a prospective Proposer about this solicitation shall be promptly furnished to other prospective Proposers as an amendment, provided that information is necessary in submitting proposals or if the lack of it would be prejudicial to other prospective Proposers.

d) AMENDMENTS.

All amendments to and interpretations of this solicitation shall be in writing and signed by an authorized representative of the County. Any amendments or interpretations that are not signed and in writing shall not legally bind the County or its agents. It is the Proposer's responsibility to acknowledge receipt of amendments by signing and returning one (1) copy of the amendment by letter, email (with signed amendment scanned and attached in PDF), or via fax, to the Procurement Director.

e) DISCUSSIONS.

By a submission of a response to this solicitation, Proposer agrees that during the time following issuance of the solicitation and prior to final award, Proposer shall not discuss this procurement with any party except the Procurement Director. Proposer shall not attempt to negotiate with any other parties, and shall not discuss any aspects of the procurement without prior written approval of the Procurement Director.

f) AWARDING POLICY.

i) The award shall be made in accordance with provisions of the Code of Ordinances of Oconee County, South Carolina, to the responsive, responsible Proposer whose proposal is determined to be the most advantageous to the County based on the criteria discussed herein.

ii) If awarded, the Agreement will be awarded to the responsible and responsive Proposer whose proposal is determined in writing to be in the best interest of Oconee County. Oconee County will be the sole judge as to whether a proposal has or has not satisfactorily met the requirements of this RFP. The agreement between the County and the successful Proposer will incorporate this entire solicitation, all applicable amendments, and the successful Proposer's proposal.

g) REJECTION OR ACCEPTANCE OF PROPOSALS; WAIVER OF TECHNICALITIES AND IRREGULARITIES.

i) The County shall reserve the unqualified right to reject any and all proposals or accept such proposals, as appears in the County's best interest.

ii) The County shall reserve the unqualified right to waive technicalities or irregularities of any kind in responses to this RFP.

iii) In all cases, the County shall be the sole judge as to whether a Proposer's proposal has or has not satisfactorily met the requirements of this RFP.

- iv) The County may reject any proposal that fails to conform to the essential requirements of this RFP.
 - v) The County may reject any proposal that does not conform to the applicable specifications unless the RFP authorized the submission of alternate Proposals and the services offered as alternates meet the requirements specified in the RFP.
 - vi) The County may reject any proposal that fails to conform to any delivery schedule or permissible alternates stated in the RFP.
 - vii) The County may reject a proposal when the Proposer imposes conditions that would modify requirements of this RFP or limit the Proposer's liability to the County, since to allow the Proposer to impose such conditions would be prejudicial to other Proposers. For example, the County may reject proposals in which the Proposer:
 - (1) Protects against future changes in conditions, such as increased costs, if total possible costs to the County cannot be determined;
 - (2) Fails to state a fee schedule, if one is required.
 - viii) A Proposer may be requested to delete objectionable conditions from a proposal provided the conditions do not go to the substance, as distinguished from the form of the proposal, or work an injustice on other Proposers. A condition goes to the substance of a proposal where it affects price, quality, or delivery of the services offered.
 - ix) Any proposal may be rejected if the Procurement Director determines in writing that it is unreasonable as to price. Unreasonableness of price includes not only the total price of the proposal, but the prices for any individual line items as well.
 - x) Any proposal may be rejected if the prices for any line items or sub-line items are materially unbalanced.
 - xi) Proposals received from any person or concern that is suspended, debarred, proposed for debarment or declared ineligible as of the proposal opening date shall be rejected unless a compelling reason is given and a determination otherwise is made.
 - xii) The Procurement Director must reject Proposals received from entities determined to be non-responsible.
 - xiii) The originals of all rejected Proposals, and any written findings with respect to such rejections, shall be preserved with the documents relating to the RFP.
- h) After submitting a proposal, if all of a Proposer's assets, or that part related to the proposal are transferred during the period between the proposal opening and the award, the transferee may not be able to take over the proposal. Accordingly, the Procurement Director shall reject such a proposal.
- i) **PROTEST PROCEDURE**
- i) **Right to Protest.** Any actual or prospective offeror or Proposer who is aggrieved in connection with the solicitation or award of a contract may protest to the Procurement Director. The protest shall be submitted in writing within seven (7) calendar days after such aggrieved prospective offeror, or Proposer knows or should have known of the facts giving rise to the grievance.
 - ii) **Authority to Resolve Protests.** The Procurement Director shall have authority to settle and resolve a protest by an aggrieved offeror or Proposer, actual or prospective, concerning the solicitation or award of a contract.
 - iii) **Decision on Protests.** If the protest is not resolved by mutual agreement, the Procurement Director shall issue a decision in writing within ten (10) calendar days. The decision shall: (a) state the reasons for the action taken; and (b) inform the protestant of the protestant's rights to appeal the decision of the Procurement Director.

- iv) Notice of Decision on Protests. A copy of the decision of this Section shall be mailed or otherwise furnished to the protestant.
- v) Finality of Decision on Protests. A decision under this Section shall be final and conclusive, unless a business adversely affected by the decision appeals administratively to the County Council in accordance with the Oconee County Code of Ordinances.

j) COMPLETE DOCUMENTS.

All supplementary documents and attachments are essential parts of this RFP and requirements occurring in one are as binding as though occurring in all.

k) CONTRACT ADMINISTRATION.

Questions or problems arising after award of this contract shall be directed to the Procurement Director by calling 864-638-4141. Copies of all correspondence concerning this contract shall be sent to the Procurement Director, 415 S. Pine Street, Walhalla, SC 29691. All change orders must be authorized in writing by the Procurement Director. Oconee County shall not be bound to any change in the original purchase order or contract without prior written approval of the Procurement Director.

l) COVENANT AGAINST CONTINGENT FEES.

The Proposer warrants that no person or selling agency has been employed or retained to solicit or secure an award under this RFP upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by the Proposer for the purpose of securing business. A breach or violation of this covenant, may result in the County annulling any agreement, without liability, or in its discretion to deduct from the contract price or consideration, or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.

m) DEFAULT.

In case of default by the Successful Proposer, the County reserves the right to purchase any or all services in the open market, charging said Proposer with any excess costs. Should such charges be assessed, no subsequent Proposals of the defaulting Proposer shall be considered until the assessed charges have been satisfied. This clause does not limit the County's right to pursue any other claims or damages available at law or in equity.

n) SUBCONTRACTS.

Proposer shall not subcontract work hereunder without the prior written consent of the County, and any such subcontract without consent of the County shall be null and void. If Proposer proposes to subcontract any of the work hereunder, it shall submit to the County the name of each proposed subcontractor, with the proposed scope of work which its subcontractor is to undertake. The County shall have the right to reject any subcontractor which it considers unable or unsuitable to satisfactorily perform its duties. Proposer shall not enter into any cost reimbursable agreements with any proposed subcontractor without County's prior written authorization. Notwithstanding any consent by the County to a proposed subcontract, Proposer shall remain responsible for all subcontracted work and services. Proposer agrees it shall be as fully responsible to the County for the acts and omission of its subcontractors, their agents, representatives, and persons either directly or indirectly employed by them as it is for the acts and omissions of persons directly employed by Proposer. Neither this provision, nor the County's authorization of Proposer's agreement with a subcontractor, the County's inspection of a subcontractor's facilities or work, or any other action taken by the County in relation to a subcontractor shall create any contractual relationship between any subcontractor and the County. Proposer shall include in each of its subcontracts a provision embodying the substance of this provision and shall present a copy thereof to the County before commencement of any work by a subcontractor. Proposer's violation of this provision shall be grounds for the County's termination of any agreement with Proposer for default, without notice or opportunity for cure. In addition, by submitting a response to this RFP, Proposer agrees to indemnify, defend, and hold the County harmless from and against any claims (threatened, alleged, or actual) made by any subcontractor of Proposer (of any

tier) for compensation, damages, or otherwise, including any cost incurred by the County to investigate, defend, or settle any such claim.

o) **INSURANCE REQUIREMENTS**

i) Coverage Requirements:

The Successful Proposer shall procure, maintain, and provide proof of insurance coverage for injuries to persons and/or property damage as may arise from, or in conjunction with, the work performed pursuant to the award stemming from this RFP by the Successful Proposer, its agents, representatives, employees or subcontractors. A Certificate of Insurance shall be submitted within ten (10) Calendar Days after the Notice of Award has been received by the Proposer and such coverage shall be maintained by the Successful Proposer for the duration of the contract period; for occurrence policies.

Commercial General Liability

Coverage shall be as broad as: Comprehensive General Liability endorsed to include Broad Form, Commercial General Liability Form including Products/Completed Operations.

Minimum Limits:

- \$1,000,000 General Aggregate Limit
- \$1,000,000 Products & Completed Operations
- \$1,000,000 Personal & Advertising Injury
- \$1,000,000 Each Occurrence Limit
- \$50,000 Fire Damage Limit
- \$5,000 Medical Expense Limit

Business Commercial Automobile Liability

Coverage sufficient to cover all vehicles owned, used, or hired by the Successful Proposer, his agents, representatives, employees or subcontractors.

Minimum Limits:

- \$1,000,000 Combined Single Limit
- \$1,000,000 Each Occurrence Limit
- \$5,000 Medical Expense Limit

Workers' Compensation

Limits as required by the Workers' Compensation Act of SC, to include state's endorsement for businesses outside of SC. Employer's Liability, \$1,000,000.

Professional Liability (if Engineering or Professional Services are required)

Minimum limits are \$1,000,000 per occurrence.

ii) Insurance Coverage Provisions:

- (1) Oconee County, its officers, officials, employees, agents, and volunteers shall be added as "additional insureds," as their interests may appear. This provision does not apply to Professional Liability or Workers' Compensation/Employers' Liability.
- (2) The Successful Proposer's insurance shall be primary over any applicable insurance or self-insurance maintained by the County.
- (3) The Successful Proposer shall provide 30 days written notice to the County before any cancellation, suspension, or void of coverage in whole or part.
- (4) All coverage for subcontractors of the Successful Proposer shall be subject to all of the requirements stated herein.
- (5) All deductibles or self-insured retention amounts shall appear on the certificate(s) and shall be subject to approval by the County. At the option of the County, either (1) the insurer shall reduce or eliminate such deductible or self-insured retention, or (2) the Successful Proposer shall be required to

procure a bond guaranteeing payment of losses and related claims expenses.

- (6) Failure to comply with any reporting provisions of the policy(s) shall not affect coverage provided the County, its officers, officials, agents, employees, and volunteers.
- (7) The insurer shall agree to waive all rights of subrogation against the County, its officers, officials, agents, employees, or volunteers for any act, omission, or condition of premises for which the parties may be held liable by reason of negligence or otherwise.
- (8) The Successful Proposer shall furnish the County certificates of insurance including endorsements affecting coverage. The certificates are to be signed by a person authorized by the insurance company to bind coverage on its behalf - if executed by a broker, notarized copy of authorization to bind, or certify coverage must be attached.
- (9) All insurance shall be placed with insurers who are lawfully authorized to do business in the state of South Carolina, and who maintain an A.M. Best rating of no less than an A:VII. If A.M. Best rating is less than A:VII, approval must be received from the County's Risk Manager.

p) **ASSIGNMENT OF AGREEMENT.**

No agreement may be assigned, sublet, or transferred without the prior written consent of the County.

q) **STATEMENT OF COMPLIANCE AND ASSURANCES.**

- i) Proposers shall be required to certify in writing, that the firm or agency represented in the proposal submitted complies with all applicable federal, state, and local laws/regulations.
- ii) Proposers shall be required to provide with each proposal a written assurance of non-collusion and understanding and acceptance of any and all provisions stated in this agreement.
- iii) A statement of Assurance, Compliance, and Non-collusion (see **Exhibit B** following this Section 1), along with other statements and certifications shall be provided to Proposers and be part of each response.

r) **DRUG FREE WORKPLACE ACT.**

It is the intent of the County to comply with the requirements of South Carolina's "Drug-free Workplace Act" as set forth in S.C. Code 44-107-10, et seq., and shall apply the same to all procurement actions involving an award for Fifty Thousand (\$50,000.00) dollars or more. Proposers shall be required to execute a statement certifying that they understand and are in full compliance with the Drug Free Workplace Act (see **Exhibit C** following this Section 1). Failure to comply with this requirement shall result in rejection of a proposal.

s) **EXAMINATION OF RECORDS.**

The Oconee County Administrator or his duly authorized representative(s), and/or duly authorized representative from the Procurement Office shall until three (3) years after final payment under the agreement resulting from this RFP, have access to and the right to papers and other records involving transactions related to the agreement to be awarded hereunder.

t) **6% SOUTH CAROLINA SALES TAX.**

Oconee County is subject to South Carolina Sales Tax on all purchases of goods and services. Therefore, 6% sales tax must be added to all orders. When applicable, net prices as shown in the proposal shall exclude such tax amounts. By submission of a signed bid, the Proposer is certifying, under penalties of perjury, that the Proposer complies with Title 12, Chapter 36, Article 1 of the SC Code of Laws 1976, as amended, relating to payment of any applicable taxes. The Proposer's signature below will certify to the County the Proposer's compliance.

u) **FAILURE TO SUBMIT PROPOSAL.**

Recipients of this solicitation not responding with a proposal should return the "No Proposal" form attached as **Exhibit D** following this Section 1). If a recipient does not submit a proposal or fails to

respond by submitting a “no proposal” for three (3) consecutive proposals for the same commodity, they shall be removed from the applicable Proposer/Bidder list.

v) NON-APPROPRIATION

In case of non-appropriation of funds from the County, the federal government or otherwise, the County may terminate the Agreement in whole or in part without further obligation to the Proposer.

w) FORCE MAJEURE.

The Proposer shall not be liable for any excess costs if the failure to perform arises out of causes beyond the control and without fault or negligence of the Proposer, including unavoidable delays occasioned by strikes, lockouts, acts of God, governmental restrictions, failure or inability to secure materials or labor by reason of priority or similar regulation or order of any governmental or regulatory body, enemy action, civil disturbance, fire, unavoidable casualties, or any other cause beyond the reasonable control of either party hereto. Provided, however, that any failure which the Proposer intends to rely upon as an excuse for failure to perform or failure to perform in a timely manner, shall only be considered by the County if the Proposer has given the County written notice of intention to rely upon such event within ten (10) calendar days after the occurrence giving rise to the delay. Upon the occasion of such event, the parties shall meet and confer, and any additional time necessary shall be fixed by the County, which determination shall be final.

x) IMPROPER INFLUENCE AND PROHIBITION OF GRATUITIES.

i) Soliciting of special interest groups or appointed and elected officials with the intent to influence contract awards or to overturn decisions of the Procurement Director is strictly hereby prohibited. Violation of this provision may result in suspension or debarment.

ii) Section 8-13-720, as amended, of the 1976 Code of Laws of South Carolina states:

No person may offer or pay to a public official, public member, or public employee and no public official, public member, or public employee may solicit or receive money in addition to that received by the public official, public member, or public employee in his official capacity for advice or assistance given in the course of his employment as a public official, public member, or public employee.

y) INDEMNIFICATION.

Proposer shall indemnify, defend, and hold harmless the County, its employees, council members, agents, attorneys, and officers from and against all losses, damages, claims, actions and causes of action, and all expenses, including, but not limited to, attorney’s fees and costs, incidental to such losses, damages, claims, actions or causes of action related to Proposer’s work stemming from or related to this RFP and all agreements arising therefrom. This obligation includes any losses, damages, claims, actions or causes of action of Proposer. This provision applies to, without limitation, liability resulting from (1) injury to or death of any person, (2) damage to real or personal property, (3) economic loss, and (4) any such other losses, damages, or claims related to the acts or omissions of Proposer or anyone acting under its direction or control or on its behalf. The provision applies regardless of the negligence of the County or its employees, be it active or passive, except where such loss, cost, damage, claim, expense, or liability arises from the sole gross negligence or willful misconduct of the County. Upon request of the County, Proposer shall, at no cost or expense to the County, defend any suit asserting a claim for any loss, damage, or liability specified above, and Proposer shall pay any costs and attorney’s fees that may be incurred by the County in connection with any such claim or suit or in enforcing the provisions of this paragraph.

z) PROPOSER’S QUALIFICATIONS.

Proposals shall be considered only from Proposers who are regularly established in the business called for, and who in the judgment of the County are financially responsible and able to demonstrate sufficient evidence of their reliability, ability, experience, facility and personnel directly employed or supervised by the Proposer. Proposer must be able to render prompt and satisfactory service in the volume called for under the award. The

County may make such investigation, as it deems necessary to determine the ability of the Proposer to perform the work. Proposer shall furnish to the County all such information and data as the County may request, including, if requested, a detailed description of the method and program of the work which the Proposer proposes to perform. The County reserves the right to reject any proposal if the evidence submitted by, or investigation of, such Proposer fails to satisfy the County that such Proposer is properly qualified to carry out the obligations of the Agreement and to complete the work contemplated therein. Conditional proposals will not be accepted.

aa) PROPOSER'S RESPONSIBILITY.

Each Proposer shall fully acquaint itself with conditions relating to the scope and restrictions attending the execution of the work contemplated under this RFP. The failure or omission of a Proposer to acquaint itself with existing conditions shall in no way relieve the Proposer of any obligation with respect to this RFP or any agreement reached with the County.

bb) PUBLICITY RELEASES.

Proposer agrees not to refer to award of the Agreement in commercial advertising in such a manner as to state or imply that the products or services provided are endorsed or preferred by the County. The Proposer shall not have the right to include the County's name in its published list of customers without prior written approval by the County. With regard to news releases, only the name of the County, type and duration of Agreement may be used and then only with prior written approval by the County. The Proposer also agrees not to publish, or cite in any form, any comments or quotes from the County Staff, unless it is a direct quote from the County Administrator, and only then with express written permission, noting that the content of the quote is accurate.

cc) SEVERABILITY.

If any term or provision of this RFP or any agreement resulting from this RFP shall be found to be illegal or enforceable, notwithstanding any such legality or enforceability, the remainder of this RFP or of such agreement shall remain in full force and effect, and such term or provision shall be deemed to be deleted and severable therefrom.

dd) NON-RESIDENT TAXPAYER REGISTRATION AFFIDAVIT.

The form attached as **Exhibit E** (to this Section 1) must be completed by any Proposers that are not residents of the state of South Carolina.

ee) ILLEGAL IMMIGRATION REFORM ACT.

By submitting a Proposal, the Proposer certifies that it is in compliance with Chapter 14 of Title 8 of the South Carolina Code of Laws, 1976, as amended, or that this law is inapplicable to the Proposer and the Proposer's subcontractors. An overview of this law is available at www.procurementlaw.sc.gov/immigration. The Successful Proposer agrees to provide to the County any documentation required to establish either: (a) Chapter 14 of Title 8 of the South Carolina Code of Laws, 1976, as amended, is inapplicable to the Successful Proposer or any subcontractor, of any tier, to the Successful Proposer; or (b) the Successful Proposer and any subcontractor, of any tier, to the Successful Proposer is in full compliance with Chapter 14 of Title 8 of the South Carolina Code of Laws, 1976, as amended. The Successful Proposer will, at all times during the term of its agreement(s) with the County, be in full compliance with the provisions of the Immigration Reform and Control Act of 1986 ("IRCA") in the hiring of its employees, and the Successful Proposer shall indemnify, hold harmless, and defend the County against any and all actions, proceedings, penalties, or claims arising out of the Successful Proposer's failure to strictly comply with IRCA or Chapter 14 of Title 8 of the South Carolina Code of Laws, 1976, as amended.

ff) SOUTH CAROLINA LAW CLAUSE.

Upon award of a contract under this RFP, the party to whom the award is made must comply with the laws of South Carolina which require such person or entity to be authorized and/or licensed to do business within the State. Notwithstanding the fact that applicable statutes may exempt or exclude the Proposer

from requirements that it be authorized and/or licensed to do business in this State, by submission of a Proposal, the Proposer agrees to subject itself to the jurisdiction and process of the courts of the State of South Carolina as to all matters and disputes arising under, and/or related to, this RFP, the Proposal, and any agreement reached between Proposer and the County, and the performance thereof, including any questions as to the liability for taxes, licenses, or fees levied by the State.

gg) CONFIDENTIAL INFORMATION.

The County will mark as "*Confidential*" any information which the County considers to be proprietary, confidential information (the "County's Confidential Information"). The County's Confidential Information which may be as part of this RFP, or otherwise provided as a part of the procurement process, is the property of the County. Without the prior written consent of the County, the Proposer will not, at any time, use, publish, sell, deliver or otherwise disclose the County's Confidential Information to any third party. The Proposer will promptly advise the County in writing if it learns of any unauthorized use or disclosure of the County's Confidential Information. The County's Confidential Information is and shall continue to be the exclusive property of the County. Immediately upon the Award, the Proposer, if not the Successful Proposer, shall deliver to the County and certify the destruction and/or permanent deletion of all the County's Confidential Information and all copies of the County's Confidential Information, in any media or format, then in its actual or constructive possession or control and the Proposer shall cease using any of the County's Confidential Information.

The Proposer shall indemnify and hold harmless and defend the County from and against all claims, damages, losses, and expenses, including attorneys' fees, arising out of any unauthorized use or disclosure of the County's Confidential Information by the Proposer and shall defend all such claims in connection with any alleged infringement of such rights.

The undersigned Proposer has read and understands the provisions contained herein and agrees to be bound by same.

PROPOSER

(Name of Corporation or Entity)

By: _____

Name: _____

Title: _____

THIS PAGE MUST BE SIGNED AND RETURNED WITH PROPOSAL

EXHIBIT A to SECTION 1

RFP 19-02
Design Build Services for
New Office and ADA Restrooms for Chau Ram County Park
and New Park Shelter / Storage for High Falls County Park

EVALUATION CRITERIA

Note: The Proposals will be publicly opened. Only the names of the Proposers will be disclosed at the opening. Contents of the proposal shall not be disclosed during the evaluation or negotiation phases. Proposals shall be available for public inspection after award. Proposals must be clearly marked “**CONFIDENTIAL**” for each part of the proposal that is considered to be proprietary information that could be exempt from disclosure under Section 30-4-40, Code of Laws of South Carolina, 1976, *as amended* (“South Carolina Freedom of Information Act”). If any part is designated as “**CONFIDENTIAL**”, there must be attached to that part an explanation of how this information fits within one or more categories listed in Section 30-4-40. The County reserves the right to determine whether this information should be exempt from disclosure.

Oconee County shall evaluate each written proposal, determine whether oral discussions are necessary, then based on the content of the written proposal and any oral discussion, select the proposer best qualified for the project and which is most advantageous to Oconee County, based on the following factors listed below.

The evaluation criteria will be: (Sample Percentages Given – must add to 100%)

- 1. Qualifications/Capabilities of the Firm and Individuals within the firm – 15%**
- 2. Experience with similar projects and References – 20%**
- 3. Project Description and Schedule – 15%**
- 4. Compensation – 50%**

Oconee County reserves the right to accept and/or reject any and all proposals received as a result of this request, and to negotiate with any and all qualified proposers. An award resulting from this RFP shall be made to the responsive and responsible proposer whose proposal is determined to be in the best interests of Oconee County, taking into consideration the cost and the evaluation factors set forth herein. Oconee County will be the sole judge as to whether a proposal has satisfactorily met the requirements of this RFP.

Representatives of Oconee County will evaluate individual proposals. Any proposer determined to be technically unqualified, or whose proposal is deemed unresponsive, will not be considered further. Any proposer that has demonstrated poor performance during either a current or previous agreement with Oconee County may be considered as an unqualified source and their proposal may be rejected. Oconee County reserves the right to exercise this option as is deemed proper or necessary.

EXHIBIT B to SECTION 1

**RFP 19-02
Design Build Services for
New Office and ADA Restrooms for Chau Ram County Park
and New Park Shelter / Storage for High Falls County Park**

STATEMENT OF ASSURANCE, COMPLIANCE, AND NON-COLLUSION

STATE OF _____)
)
 COUNTY OF _____)

_____, being first duly sworn, deposes and says that:

- (1) The undersigned, as Proposer, certifies that every provision of this proposal has been read and understood.
- (2) The Proposer hereby provides the following representations and assurances:
 - (a) The Proposer represents that it has familiarized itself with and assumes full responsibility for having familiarized itself with the nature and extent of this RFP, the Work, the locality, local conditions, state, and local laws, ordinances, rules and regulations, as well as all applicable statutes, regulations, executive orders (EOs), Office of Management and Budget (OMB) circulars, terms and conditions, and approved applications; all as may be applicable to the Project and the Work or that may in any manner affect performance of the Work, including, those requirements, terms, and conditions contained within Section 4 (the “Proposal Form”) of this RFP. The Proposer further represents that it has correlated its Proposal with the requirements of this RFP; and
 - (b) The Proposer shall comply with all requirements, stipulations, terms and conditions as stated in this RFP; and
 - (c) The Proposer currently complies with all Federal, State, and local laws and regulations regarding employment practices, equal opportunities, industry and safety standards, performance and any other requirements as may be relevant to the requirements of this RFP; did not participate in the development or drafting specifications, requirements, statement of work, etc. relating to this RFP; and
 - (d) The Proposer has not colluded with other Proposers possibly interested in this RFP in arriving at or determining prices and conditions to be submitted; and
 - (e) No person associated with Proposer’s firm is an employee of Oconee County. Should Proposer, or Proposer’s firm have any currently existing agreements with the County, Proposer must affirm that said contractual arrangements do not constitute a conflict of interest in this solicitation; and
 - (f) Such agent as indicated below, is officially authorized to represent the firm in whose name the proposal is submitted.

 (Name of Corporation or Entity)

By: _____

Date: _____

Print Name: _____

Title: _____

STATE OF _____)
)
COUNTY OF _____)

I, _____, Notary Public for the State of _____, do hereby certify

_____, by _____, its _____

(Name of Corporation or Entity)

(Signatory)

(Title of Signatory)

personally appeared before me this day and acknowledged the due execution of the foregoing.

Witness by my hand this _____ day

of _____, 2017.

Notary Public for _____

My Commission Expires: _____

EXHIBIT D to SECTION 1

RFP 19-02

**Design Build Services for
New Office / ADA Restrooms for Chau Ram County Park
and New Park Shelter / Storage for High Falls County Park**

NO RESPONSE

If a "No Proposal" is to be submitted, please check the appropriate box(es) below and return this form, prior to the proposal opening date, to:

**Tronda C. Popham, Procurement Director
Oconee County Procurement Office
415 South Pine Street
Walhalla, SC 29691**

Cannot respond to this solicitation due to the following reason:

- Do not sell or provide the requested goods or services
- Cannot comply with specifications/statement of work
- Specifications/statement of work is unclear
- Cannot meet delivery or period of performance
- Delivery/period of performance is unreasonable
- Cannot meet the bond requirements
- Not enough time to prepare proposal
- Plan to subcontract
- Job is too large
- Job is too small
- Other(please specify) _____

(Name of Corporation or Entity)

Date: _____

By: _____

Print Name: _____

Title: _____

EXHIBIT E TO SECTION 1



STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
**NONRESIDENT TAXPAYER
REGISTRATION AFFIDAVIT
INCOME TAX WITHHOLDING**

I-312
(Rev. 7/28/06)
3323

Mail to: The company or individual you are contracting with.

The undersigned nonresident taxpayer on oath, being first duly sworn, hereby certifies as follows:

1. Name of Nonresident Taxpayer: _____

2. Trade Name, if applicable (Doing Business As):

3. Mailing Address: _____

4. Federal Identification Number: _____

5. _____ Hiring or Contracting with:
Name: _____

Address: _____

_____ Receiving Rentals or Royalties From:
Name: _____

Address: _____

_____ Beneficiary of Trusts and Estates:
Name: _____

Address: _____

6. I hereby certify that the above named nonresident taxpayer is currently registered with (check the appropriate box):
 The South Carolina Secretary of State or
 The South Carolina Department of Revenue
Date of Registration: _____

7. I understand that by this registration, the above named nonresident taxpayer has agreed to be subject to the jurisdiction of the South Carolina Department of Revenue and the courts of South Carolina to determine its South Carolina tax liability, including estimated taxes, together with any related interest and penalties.

8. I understand the South Carolina Department of Revenue may revoke the withholding exemption granted under Code Sections 12-8-540 (rentals), 12-8-550 (temporarily doing business or professional services in South Carolina), and 12-8-570 (distributions to nonresident beneficiary by trusts or estates) at any time it determines that the above named nonresident taxpayer is not cooperating with the Department in the determination of its correct South Carolina tax liability.

The undersigned understands that any false statement contained herein could be punished by fine, imprisonment or both.

Recognizing that I am subject to the criminal penalties under Code Section 12-54-44 (B) (6) (a) (i), I declare that I have examined this affidavit and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Nonresident Taxpayer (Owner, Partner or Corporate Officer, when relevant) (Seal) _____ Date

If Corporate officer state title: _____

(Name - Please Print)

33231010

SECTION 2 INTRODUCTION & BACKGROUND

Oconee County is seeking Design Build Proposals from qualified/licensed contractors to construct two new turn-key multi-purpose buildings, One (1) at Chau Ram County Park and One (1) at High Falls County Park.

The new construction at Chau Ram County Park will include a park store / check-in, park office, meeting room, break area, staff restroom, utility storage, women's restroom with 5 stalls (one ADA accessible) and men's restroom with one (1) urinal and four (4) stalls (one ADA accessible).

The new construction at High Falls County Park will include a picnic shelter, concession area, storage area, women's restroom with four (4) stalls (one ADA accessible)/one (1) changing area and a men's restroom with one (1) urinal and three (3) stalls (one ADA accessible)/one (1) changing area. Each restroom will have a small janitor closet.

Background:

Chau Ram County Park

Chau Ram Park is named from the confluence of the Chauga River and the Ramsey Creek. Chau-Ram is a 200-acre park that sits along a one mile stretch of the Chauga River. The park offers a multitude of recreational activities including camping, hiking, disc golf, picnic opportunities and river exploring. The park is also a popular setting for family reunions, weddings and gatherings with 6 different rental options. The park is also home to Ramsey Creek falls, a very picturesque cascading waterfall that can be viewed from the lower parking lot.

High Falls County Park

High Falls Park is comprised of one parcel of land, which is 45.57 acres and contains 4,380 feet of shoreline. The park is located on the shores of Lake Keowee in Oconee County, South Carolina at 671 High Falls Road in Seneca. The park features two boat ramps and two courtesy docks for public boat launching. The park also contains recreation amenities including a handicap fishing pier, one tennis court, five comfort stations, a volleyball court, basketball area, a ball field, two playgrounds, shoreline picnic areas, a beach area, a recreation building, two (2) rental shelters and a total of ninety-three (93) campsites with water and electricity.

SECTION 3 SCOPE OF SERVICES
DESIGN REQUIREMENTS/MINIMUM SPECIFICATIONS:

1.1. General:

- 1) Design: The project shall be designed in accordance with the Owner's approved concept design and outline spec included herein.
- 2) Budget: Project cost will be the primary factor in selection of the successful design/build firm; however the qualifications, capabilities of the firm, similar projects, references, schedule, proposed design and construction team will also have bearing on the final selection.
- 3) Design Team: The successful design/build firm shall employ registered engineer(s) to design, produce, and seal/stamp all work and shall provide complete drawings and specifications for all work. Additionally, the successful design/build firm may choose to contract with the Owner's On-Call design team McMillan Pazdan Smith ("MPS"). The Owner's selected design team includes Architectural disciplines. Mechanical, electrical, plumbing and structural engineers may be selected by Design/Builder. The Owner has provided Architectural design drawings for the project. Design/build firms shall include in the design scope limited contract administration services for all design disciplines. The limited scope of contract administration services shall include shop drawing and submittal reviews, as well as monthly and final inspections to certify the project was built in accordance with their respective plans and specifications. Each monthly inspection shall include the preparation of a report of findings/observations which shall be submitted to Owner and Owner's Representative.

1.2. Site Development:

- 1) Site development is to be by the County. Proposals are to assume the site as "pad ready".

1.3. Building Design – **Project A: Chau Ram County Park Office**

- 1) See design documents attached:
 - a) Attachment # 1 Chau Ram Architectural Drawings
 - b) Attachment # 2 Chau Ram Utilities
- 2) Building General:
 - a) Project A: Chau Ram County Park Office
 - i) Proposed Building Type – Load-bearing masonry and stud framing
 - ii) Building Footprint: Approximately 62' x 42' as reflected in concept drawings enclosed.
 - iii) Gross Area: Approximately 2,600 square feet

- 3) Building Structure & Exterior Walls:
 - a) Load-Bearing CMU (Single Wythe) – Reinforced, grouted, insulated: 8” CMU with factory installed Korfill EPS “Icon”. Alternate: Provide exterior rigid insulation board at CMU behind fiber cement siding in compliance with energy code.
 - b) Load-Bearing 2x4 wood stud framing – Refer to design documents.
 - c) Insulation: Provide perimeter wall insulation in accordance with the current Energy Code. Provide sound insulation batts in wall separations and ceilings for all offices and meeting rooms.
- 4) Concrete Floor Slab:
 - a) Refer to design documents.
 - b) Floor slab to have a steel troweled finish.
 - c) Slab shall be treated with a quality stain and/or penetrating concrete sealer.
 - d) Provide a 15-mil vapor barrier membrane with properly sealed/taped joints to limit moisture and vapor transmission through slab.
- 5) Thermal and Moisture Protection:
 - a) Roof Insulation: Comply with the R rating required by the current International Energy Code.
 - b) Gutters/Downspouts: Prefinished .032 aluminum, with downspouts and splash blocks
 - c) Roof framing design shall account for any attic HVAC equipment if necessary, based on the Design/Builder’s MEP design.
 - d) Exterior Personnel & Overhead Doors:
 - i) Provide personnel doors as shown on the drawings.
 - ii) Personnel Doors and Windows: All perimeter doors and windows shall meet current International Energy Code.
 - iii) Doors and frames shall be 16 gauge galvanized hollow-metal, pre-primed.
 - iv) Door Hardware: Heavy duty commercial, lever handle, keyed lockset, weather-stripping, and metal threshold. All door hardware shall be Schlage, commercial grade.
 - e) Windows:
 - i) Extruded aluminum, standard factory color selection; 3/4” insulated glazing; Basis of Design: Quaker K200 Series C50.
 - f) Interior Doors:
 - i) Interior doors shall be per design documents with HM frames.

- g) Partitions:
 - i) All interior partitions shall be sheetrock with wood studs at 16" O.C. unless otherwise specified in the concept drawings.
 - h) Finishes:
 - i) Refer to design documents
 - i) Accessories:
 - i) Typical restroom accessories (i.e. paper towel holder, soap dispenser, mirror, grab bars, etc.). Bobrick or equal.
 - ii) Janitorial mop sink with mop and broom holder in the utility storage area.
 - j) Breakroom Appliances:
 - i) The County will purchase breakroom appliances
 - k) Casework:
 - i) Casing shall be 1x4 stain grade at all window and door locations
 - ii) Base board shall be 1x6 stain grade
- 6) HVAC:
- a) Trane or equal split system and mini-split (as illustrated) – Interior areas to be conditioned to maintain indoor temperature of 72 degrees dry bulb at an outdoor temperature of 95 degrees dry bulb and 78 degrees wet bulb assuming 120 sf per person. All design, equipment, and distribution shall be in accordance with SMACNA and ASHRAE guidelines. Controls shall be provided via programmable thermostats.
 - b) Three (3) separate zones (Park Office/Women's/Men's)
 - c) Standard exhaust fans in restrooms.
- 7) Plumbing:
- a) Provide two (2) exterior hose bibbs. Refer to design documents.
 - b) Provide water service tie-in as shown on the site exhibit (s).
 - c) Provide sanitary sewer lines with cleanouts at the building slab for restrooms and any additional areas the plumbing engineer sees fit.
 - d) Include standard wall mount toilets with flush valves and water distribution.
 - e) Includes single bowl sink in breakroom.
 - f) Provide one (1) utility sink.

8) Electrical/Low Voltage:

- a) Electrical engineer to determine final service and size during the design process.
- b) Lighting shall be LED fixtures. Provide recessed 2X4 fixtures in suspended ceiling spaces (Columbia LAW fixture type) Provide for pendant mount fixtures (Barn Light Electric Co. – Warehouse LED Pendant, 20”) and recessed cans as illustrated. Fixtures types provided to establish general quality of fixture desired.
- c) Communications Cabling:
 - i) Provide 2” conduit to the building for communications (telephone) cabling. Conduit shall be extended from the service point at 5’ beyond the building perimeter to inside the building at one location.
- d) Underground fiber Cabling:
 - i) Provide 2” conduit to the building for fiber. Conduit shall be extended from the service point at 5’ beyond the building perimeter to inside the building at one location.
- e) All conduit and rough-in shall be in-wall or in-slab. There shall be no exposed conduit.
- f) Electrical equipment shall be Square D or equal.

1.4. Building Design – **Project B: High Falls County Park Shelter**

1) See design documents attached:

- a) Attachment # 3 High Falls Architectural Drawings
- b) Attachment # 4 High Falls Utilities

2) Building General:

- i) Proposed Building Type – Load-bearing masonry and wood framing
- ii) Building Footprint: Approximately 58’ x 73’ as reflected in concept drawings enclosed.
- iii) Gross Area: Approximately 3,100 square feet

3) Building Structure & Exterior Walls:

- a) Load-Bearing CMU (Single Wythe) – Reinforced, grouted, insulated: 8” CMU with factory installed Korfill EPS “Icon”. Alternate: Provide exterior rigid insulation board at CMU behind fiber cement siding in compliance with energy code.
- b) Load-Bearing 2x4 wood stud framing – Refer to design documents.
- c) Insulation: Provide perimeter wall insulation in accordance with the current Energy Code. Provide sound insulation batts in wall separations and ceilings for all offices and meeting rooms.

- 4) Concrete Floor Slab:
 - a) Refer to design documents.
 - b) Floor slab to have a steel troweled finish.
 - c) Slab shall be treated with a stain finish and/or quality penetrating concrete sealer.
 - d) Provide a 15-mil vapor barrier membrane with properly sealed/taped joints to limit moisture and vapor transmission through slab.

- 5) Thermal and Moisture Protection:
 - a) Roof Insulation: Comply with the R rating required by the current International Energy Code.
 - b) Gutters/Downspouts: Prefinished .032 aluminum, with downspouts and splash blocks
 - c) Exterior Personnel & Overhead Doors:
 - i) Provide personnel doors as shown on the drawings.
 - ii) Personnel / Overhead Doors and Windows: All perimeter doors and windows shall meet current International Energy Code.
 - iii) Doors and frames shall be 16 gauge galvanized hollow-metal, pre-primed.
 - iv) Door Hardware: Heavy duty commercial, lever handle, keyed lockset, weather-stripping, and metal threshold. All door hardware shall be Schlage, commercial grade.
 - d) Storefront Windows / Entry Doors:
 - i) Extruded aluminum, factory color anodized; 1" insulated low-e glazing; Basis of Design: EFCO. Hardware to be commercial grade Schlage or approved equal.
 - e) Interior Doors:
 - i) Interior doors shall be solid core birch with HM frames.
 - f) Partitions:
 - i) All interior partitions shall be sheetrock with wood studs at 16" O.C. unless otherwise specified in the concept drawings.
 - g) Finishes:
 - i) Refer to design documents
 - h) Accessories:
 - i) Typical restroom accessories (i.e. paper towel holder, soap dispenser, mirror, grab bars, etc.). Bobrick or equal.
 - ii) Janitorial mop sink with mop and broom holder in the utility storage area.

- i) Casework:
 - i) Casing shall be 1x4 stain grade at all window and door locations
 - ii) Base board shall be 1x6 stain grade
- 6) HVAC:
 - a) Trane or equal split system and mini-split (as illustrated) – Interior areas to be conditioned to maintain indoor temperature of 72 degrees dry bulb at an outdoor temperature of 95 degrees dry bulb and 78 degrees wet bulb assuming 120 sf per person. All design, equipment, and distribution shall be in accordance with SMACNA and ASHRAE guidelines. Controls shall be provided via programmable thermostats.
 - b) Two (2) separate zones (Women's/Men's)
 - c) Standard exhaust fans in restrooms.
- 7) Plumbing:
 - a) Provide two (2) exterior hose bibbs, served from the utility sink in the storage area.
 - i) One on the playground side of the building and one on the putt-putt side of the building.
 - b) Provide water service tie-in as shown on the site exhibit (s).
 - c) Provide sanitary sewer lines with cleanouts at the building slab for restrooms and any additional areas the plumbing engineer sees fit.
 - d) Include standard wall mount toilets with flush valves and water distribution.
 - e) Provide one (1) utility sink.
- 8) Electrical/Low Voltage:
 - a) Electrical engineer to determine final service and size during the design process.
 - b) Lighting shall be LED fixtures. Provide recessed 2X4 fixtures in suspended ceiling spaces (Columbia LAW fixture type) Provide for pendant mount fixtures (Barn Light Electric Co. – Warehouse LED Pendant, 20") and recessed cans as illustrated. Fixtures types provided to establish general quality of fixture desired.
 - c) Communications Cabling:
 - i) Provide 2" conduit to the building for communications (telephone) cabling. Conduit shall be extended from the service point at 5' beyond the building perimeter to inside the building at one location.
 - d) Underground fiber Cabling:
 - i) Provide 2" conduit to the building for fiber. Conduit shall be extended from the service point at 5' beyond the building perimeter to inside the building at one location.

- e) All conduit and rough-in shall be in-wall or in-slab. There shall be no exposed conduit.
- f) Electrical equipment shall be Square D or equal.

SECTION 4 PROPOSAL FORM

Name of Party making the Proposal: _____

To: Procurement Director for Oconee County

Re: RFP 19-02 Design Build Services for New Office / ADA Restrooms for Chau Ram County Park
and New Park Shelter / Storage for High Falls County Park

1. Pursuant to RFP # 19-02 including all accompanying and referenced documents, the undersigned submits the following:

- A) A description of corporate qualifications and relevant experience of the undersigned, including, without limitation, a thorough summary of the undersigned's qualifications to perform the work required, the general qualifications and technical competency of the individuals in the firm, the specific qualifications and technical competency of the individuals to be involved in the project. List all certifications and the number of staff certified in each area. Include the name and experience of the Project Manager, and a comprehensive list of similar projects he/she has completed in the past ten (10) years, to include the name and telephone number of the undersigned's contact persons for such projects.
- B) A letter from the Proposer's bonding company stating their bonding capability. Also include a list of recent projects' bonding amounts and list any claims filed against such bonds.
- C) A detailed description of the general experience of the firm and examples of specific experience on projects of similar scope. Describe what differentiates your company and proposal from your competitors. Questions and References detailed in Section 5 will be applicable to this Experience section for the Evaluation Criteria.
- D) A detailed description of how the project is to be approached and completed. Address all items requested in the Scope of Services section.
- E) A preliminary schedule to complete the required work based upon a start date of October 7, 2019. Clearly state a proposed schedule to meet the deadline of April 1, 2020. Also address undersigned's overall workload during this period and availability to meet stated deadline.
- F) The name, experience and percentage of work to be performed by any subcontractors who shall receive any subcontract.
- G) Attach a statement that the undersigned will comply with the insurance requirements stated in General Information, section (6) (o).

2. Each individual Proposal shall be evaluated based on the requirements and specifications and all other portions of the Proposal documents, and shall include all items necessary to perform the services, including the assumption of all obligations, duties, and responsibilities necessary to the successful completion of all obligations of the Agreement.

5. It is understood and agreed that if awarded, the party making the Proposal will execute and deliver to the County the Agreement, as well as certificates of insurance on or before the tenth (10th) day following receipt of County's Notice to Proceed.

6. It is understood and agreed that should the party making the Proposal fail or refuse to return executed copies of the Agreement and required bonds and insurance certificates to the County within the time specified, the Proposal security shall be forfeited to the County.

7. The party making the proposal hereby certifies that it has all required licenses necessary to provide all services contemplated in this RFP; that such licenses will be in full force and effect throughout the duration of performance under the agreement; and that any and all subcontractors to be employed by the undersigned will have appropriate licenses.

8. The party making the proposal hereby certifies that it is, and at all times during the performance of work hereunder shall be, in full compliance with the provisions of set forth in Chapter 14 of Title 8 of the South Carolina Code of Laws, 1976, as amended, and the Immigration Reform and Control Act of 1986 (“IRCA”) in the hiring of its employees, and the party making the proposal shall indemnify, hold harmless, and defend the County against any and all actions, proceedings, penalties, or claims arising out of the party making the Proposal’s failure to comply strictly with the foregoing.

9. It is understood and agreed that if requested by the County, the party making the Proposal shall furnish additional notarized financial statements, references, and other information required by the County sufficiently comprehensive to permit an appraisal of the party making the Proposal's ability to perform the Agreement.

10. The undersigned hereby warrants that all services shall be completed in a timely fashion pursuant to the Agreement. Time is of the essence.

11. The undersigned warrants that the required Non-Collusion Affidavit has been properly executed, notarized and is attached.

THE UNDERSIGNED hereby declares that all of the representations of this Proposal are made under penalty of perjury under the laws of the State of South Carolina.

(Name of Corporation or Entity)

By: _____

Date: _____

Print Name: _____

Title: _____

ATTEST:

Print Name: _____

Title: _____

**EXHIBIT A TO SECTION 4
GENERAL CONDITIONS**

1. County’s Right to Stop the Work. If the Company fails to correct Work which is not in accordance with the requirements of the Contract Documents or persistently fails to carry out Work in accordance with the Contract Documents, the County may issue a written order to the Company to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the County to stop the Work shall not give rise to a duty on the part of the County to exercise this right for the benefit of the Company or any other person or entity.

2. County’s Right to Carry Out the Work. If the Company defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a seven-day period after receipt of written notice from the County to commence and continue correction of such default or neglect with diligence and promptness, the County may, without prejudice to other remedies the County may have, correct such deficiencies. In such case an appropriate Change Order shall be issued deducting from payments then or thereafter due to the Company the reasonable cost of correcting such deficiencies, including the County’s expenses and compensation for the additional services made necessary by such default, neglect, or failure. If payments then or thereafter due the Company are not sufficient to cover such amounts, the Company shall pay the difference to the County.

3. Supervision. The Company shall supervise and direct the Work, using the Company’s best skill and attention. The Company shall be solely responsible for and have control over the Work, means, methods, techniques, equipment, sequences, and procedures and for coordinating all portions of the Work, pursuant to the specifications and the Contract Documents. The Company shall be responsible to the County for acts and omissions of the Company’s employees, subcontractors and their agents and employees, and other persons or entities performing portions of the Work for or on behalf of the Company or any of its subcontractors.

4. Labor and Materials.

4.1. The Company shall provide and pay for all materials and equipment necessary for proper execution and completion of the Work.

4.2. The Company shall provide and pay for all professional personnel necessary to perform the Work, including the following individuals who were named in the Company’s Proposal. These key personnel shall remain assigned for the duration of the Work, unless otherwise agreed to in writing by the County. In the event the Company proposes to substitute any of the key personnel designated below, the individual(s) proposed must demonstrate similar qualifications and experience as required to successfully perform such duties. The County shall have the sole right to determine whether key personnel proposed as substitutes are qualified to perform the Work. The County shall not unreasonably withhold approval of staff changes.

Position Title	Name of Individual

4.3. The Company shall enforce strict discipline and good order among the Company’s employees and other persons carrying out the Work. The Company shall not permit employment of persons not properly licensed to perform the work assigned, unfit persons, or persons not skilled in tasks assigned to them.

5. Warranty. The Company warrants to the County that services furnished and Work performed under the Contract Documents will be of good quality, consistent with industry standards, and that the Work will conform to the requirements of the Contract Documents. The Company further warrants to the County that it possesses a high level of experience and expertise in the services to be provided under the Contract Documents. Work not conforming to the requirements set forth in the Contract Documents, including substitutions not properly approved and authorized, may be considered defective. The foregoing warranties are in addition to, and not in lieu of, any and all other liability imposed upon the Company by law with respect to the Company’s duties, obligations, and performance hereunder. The Company acknowledges that the County is relying upon the Company’s skill and experience in connection with the Work.

6. Company Assurance of Good Standing. The Company warrants that it is not in arrears to the County upon debt or contract and is not in default as surety, contractor, or otherwise on any obligation to the County. The Company warrants that it is financially solvent, able to pay all debts as they mature, and is possessed of sufficient working capital to complete the Work and perform all obligations hereunder. The Company warrants that it is authorized to do business in the State of South Carolina and is properly licensed by all necessary governmental and public and quasi-public authorities having jurisdiction over it and over the Work.
7. Taxes. The Company shall pay all sales, consumer, use and similar taxes for the Work provided by the Company.
8. Permits, Fees and Notices.
 - 8.1. Unless otherwise provided in the Contract Documents, the Company shall secure and pay for any permits and governmental fees, licenses, and inspections necessary for proper execution and completion of the Work which are customarily secured after execution of the Contract Documents and which are legally required when Proposals are received or negotiations concluded.
 - 8.2. The Company shall comply with and give notices required by laws, ordinances, rules, regulations, and lawful orders of public authorities applicable to performance of the Work.
 - 8.3. If the Company performs Work knowing it to be contrary to laws, statutes, ordinances, rules, and/or regulations, the Company shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.
 - 8.4. Limitation on Liability, Release, and Indemnification.
 - 8.4.1. The Company hereby releases the County from any claim or liability for damages that the Company may have arising out of the Contract Documents for property damage, injury, or death.
 - 8.4.2. The Company will hold the County harmless and indemnify the County, its agents, officers, County Council members, and employees from and against any and all claims, actions or causes of action and for any and all damages, liabilities, claims, penalties, expenses and costs, including, but not limited to, attorney's and other professional fees, arising out of the Contract Documents or the performance of the services described or referred to in the Contract Documents, specifically including, without limitation, the Work, but only to the extent caused by the negligent or intentional acts or omissions of the Company, or anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation will not be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist as to a party or person.
 - 8.4.3. Company shall assume all risks and responsibilities for losses of every kind in connection with the service that can be attributed either directly or indirectly to the Company.
 - 8.4.4. Any approval or payment by the County shall not constitute, nor be deemed a release of the responsibility and liability of the Company, its employees, subcontractors, agents, and consultants for the Work; nor shall such approval or payment be deemed to be an assumption of such responsibility by the County for any defect, error, or omission in the Work performed by the Company, its employees, subcontractors, agents, and consultants.
 - 8.4.5. All indemnification and release provisions in favor of the County shall survive the expiration or sooner termination of the Contract Documents.
9. Enforcement. The Company agrees to pay to the County all costs and expenses including reasonable attorney's fees incurred by the County in exercising any of its rights or remedies in connection with the enforcement of the Contract Documents.
10. Status of Company as Independent Contractor. It is expressly agreed that Company's status hereunder is that of an independent contractor and that Company is not an agent, employee, servant, partner, or joint venturer of the County. Company is exclusively responsible for and in control of the Company's employees and agents, and performance of Company's duties hereunder. Neither Company nor any person hired by Company shall be considered employees of the County for any purpose.
11. Subcontractual Relations.
 - 11.1. Company will not subcontract work or services under the Contract Documents without the prior written consent of the County, and any such subcontract without consent of the County shall be null and void.
 - 11.2. If Company proposes to subcontract any of the work or services under the Contract Documents, the Company will submit to the County the name of each proposed Subcontractor along with the proposed scope of work which its

Subcontractor is to undertake. The County has the right to reject access to or use of any Subcontractor which the County considers unable or unsuitable to satisfactorily perform its duties.

- 11.3. Company agrees it shall be as fully responsible to the County for any act or omission of the Company's Subcontractors, their agents, representatives, and persons either directly or indirectly employed by them as it is for the acts and omissions of persons directly employed by Company. Neither this provision, the County's authorization of Company's agreement with Subcontractor, County's inspection of a Subcontractor's facilities or work, or any other action taken by the County in relation to a Subcontractor shall create any contractual relationship between any Subcontractor and the County.
- 11.4. By appropriate agreement, written where legally required for validity, the Company shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Company by terms of the Contract Documents, and to assume toward the Company all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's Work, which the Company, by these Documents, assumes toward the County. Each subcontract agreement shall preserve and protect the rights of the County with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights. Where appropriate, the Company shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Company shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement which may be at variance with the Contract Documents.
12. Contingent Assignment of Subcontracts. Each subcontract agreement for a portion of the Work is assigned by the Company to the County provided that: (a) assignment is effective only after termination of the Contract Documents by the County for cause and only for those subcontract agreements which the County accepts by notifying the Subcontractor and Company in writing; and, (b) assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract Documents.
13. Limitations on Assignment of the Contract Documents. Company will not assign or transfer any interest in the Contract Documents without the prior written consent of the County, and any attempt to do any of the foregoing without such prior written consent shall be null, void, and of no effect. Any assignment or transfer of any interest in the Contract Documents will be subject to compliance with the provisions of the Contract Documents and will not alleviate any of Company's obligations in the Contract Documents.
14. Termination by the County for Cause.
 - 14.1. If the Company persistently disregards laws, ordinances, rules, regulations, or orders of a public authority having jurisdiction; or is guilty of any other material breach of a provision of the Contract Documents, the County may, without prejudice to any other rights or remedies of the County, provide written notice of termination of the Contract Documents and subsequently terminate the Contract Documents seven (7) days after said written notice and may accept assignment of subcontracts as provided herein; or finish the Work by whatever reasonable method the County may deem expedient. Upon request of the Company, the County shall furnish to the Company a detailed accounting of the costs incurred by the County in finishing the Work.
 - 14.2. When the County terminates the Contract Documents for one of the reasons stated in the preceding paragraph, the Company shall not be entitled to receive further payment until the Work is completed.
 - 14.3. If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, and other damages incurred by the County which have not been expressly waived, such excess shall be paid to the Company as set forth in the Agreement. If such costs and damages exceed the unpaid balance, the Company shall pay the difference to the County. This obligation of payment to the Company or County, as the case may be, shall survive termination of the Contract Documents.
15. Suspension by the County for Convenience. The County may, without cause, order the Company in writing to suspend, delay, or interrupt the Work in whole or in part for such period of time as the County may determine.
16. Termination by the County for Non-Appropriation. The Company agrees that payments due from the County, as required under the terms of the Contract Documents, if any, are contingent upon the availability of appropriated funds. In the case of non-appropriation of funds, the County may terminate the Contract Documents in whole or in part without further obligation to the Company.
17. Termination by the County for Convenience.
 - 17.1. The County may, at any time, terminate the Contract Documents for the County's convenience and without cause.

- 17.2. Upon receipt of written notice from the County of such termination for the County's convenience, the Company shall:
- 17.2.1. cease operations as directed by the County in the notice;
 - 17.2.2. take actions necessary, or that the County may direct, for the protection and preservation of the Work; and
 - 17.2.3. except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.
- 17.3. In case of such termination for the County's convenience, the Company shall be entitled to receive payment for documented Work already executed, and costs incurred, at the time of receiving the written notice.

18. Obligations Upon Expiration or Earlier Termination.

- 18.1. Upon the expiration or earlier termination of this Agreement, the Company shall promptly:
- 18.1.1. Upon request by the County, deliver to the County or such other person as the County shall designate all materials, supplies, equipment, keys, contracts and documents, all books of account and records maintained pursuant to the Contract Documents, pertaining to this Agreement.
 - 18.1.2. Deliver to the County, in a reasonably organized form without restriction on future use, reproducible original plans, field surveys, maps, cross sections and other data, designs and instruments of service related to the Work.
 - 18.1.3. Cooperate in providing all information, should the County subsequently contract with a new company for continuation of the Work.
 - 18.1.4. Furnish all such information, take all such other action, and cooperate with the County as the County shall reasonably require to effectuate an orderly and systematic termination of the Work and the Company's services, duties, obligations and activities hereunder.
 - 18.1.5. Furnish a report of all outstanding orders for services, materials and supplies ordered by the Company as a result of its obligations arising under this Agreement at the time of expiration or termination. Such report shall include the status of payment for such services, including whether they have been charged to or paid by the Company. Such report shall be furnished no later than thirty (30) Calendar Days after the date of expiration or termination.

19. Insurance. The Company shall, at its sole cost and expense, procure and maintain in full force and effect covering the performance of the services rendered under the Contract Documents, insurance in the types and limits specified below. In addition to the insurance coverage and limits listed herein, the Company shall obtain all other insurance coverage as may be required by law. **(See RFP 19-02 Section 1, General Information & Instructions, § (6).o. for coverage amounts and other terms.)**

- 19.1. All insurance provided for in this section shall be obtained under valid and enforceable policies issued by insurers of recognized responsibility which are licensed to do business in the State of South Carolina. The County requires that Certificates of Insurance evidencing the existence of such insurance shall be submitted to the County at least ten (10) days before the work is started. If the terms of the Contract Documents coincide with the term of the selected firm's insurance coverage, a Certificate from the expiring policy will be accepted, but a Certificate evidencing renewed coverage of a new policy must be presented to the County no later than thirty (30) days after the effective date of the policy.
- 19.2. General Liability and Automobile Liability policies shall include the County as additional insured party thereunder; and all policies shall provide that at least thirty (30) days prior written notice be given to the County in the event coverage is canceled or non-renewed or coverage is reduced.
- 19.3. If the Company desires to self-insure any or all of the coverages listed in this section, it shall provide to the County documentation that such self-insurance has received all the approvals required by law or regulations, as well as the most recent audited financial statement of the selected firm's insurance. Any coverage which is self-insured shall provide the same coverage limits and benefits as the coverages listed in this section.
- 19.4. The County reserves the right to review categories and levels of insurance coverage held by the Company in an ongoing program of risk management. The Company will be notified, in writing, of coverage requirements as determined by this review and the Company agrees to secure such uniformly requested and required coverage.

19.5. If the Company fails to obtain or maintain the required insurance, the County shall have the right to treat such failure as a material breach of the Contract Documents and to exercise all appropriate rights and remedies as a result thereof.

19.6. The Company shall furnish separate Certificates for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated in the Contract Documents.

19.7. It is the intent of the specifications of insurance requirements above that the Company shall maintain in force the broadest commonly available coverage against the risks and perils listed above. If insurance against the listed risks and perils is commonly available, the failure to specify such insurance shall not relieve the Company from its duty to maintain such insurance. Also, the specification of any insurance in the Contract Documents does not limit any of the other obligations of the Company under those documents.

20. No Waiver of Breach. No failure by either the County or Company to insist upon the strict performance by the other of any covenant, agreement, term or condition of the Contract Documents, or to exercise any right or remedy consequent upon a breach of any covenant, agreement, term or condition of the Contract Documents, shall constitute a waiver of any such breach or of such covenant, agreement, term or condition. No waiver of any breach shall affect or alter the Contract Documents, but each and every covenant, condition, agreement and term of the Contract Documents shall continue in full force and effect with respect to any other then existing or subsequent breach.

21. Waivers and Amendments to the Contract Documents. No modification, waiver, amendment, discharge or change of the Contract Documents will be valid unless the same is in writing and signed by the party against which the enforcement of such modification, waiver, amendment, discharge or change is or may be sought.

22. Mediation.

22.1. If the parties are unable to resolve any claims between them, the parties shall endeavor to resolve their claims by mediation which, unless the parties mutually agree otherwise, shall be in accordance with the Commercial Mediation Rules of the American Arbitration Association currently in effect. Request for mediation shall be filed in writing with the other party.

22.2. The parties shall share the mediator’s fee and any filing fees equally. The mediation shall be held in Walhalla, South Carolina, unless another location is mutually agreed upon in writing. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

22.3. The Company shall carry on the Work during all claims, disputes or disagreements with the County. No Work shall be delayed or postponed by the Company pending resolution of any claims, disputes or disagreements, except as authorized, in writing, by the County.

22.4. No Liens. South Carolina law provides that no lien may be attached to public property.

23. Notice to Company and the County. Unless otherwise specifically provided in the Contract Documents or by law, any and all notices or other communications required or permitted by the Contract Documents or by law to be served on, given to, or delivered to any party to the Contract Documents will be in writing and will be deemed duly served, given, delivered and received when personally delivered (including confirmed overnight delivery service to the party to whom it is directed), or without personal delivery, when three (3) business days have elapsed following deposit of the notice or other communication in the United States mail, first-class postage prepaid, certified, return receipt requested, and:

If to County, addressed to:

Oconee County
415 S. Pine Street
Walhalla, SC 29691
Attn: Procurement Director

If to Company, addressed to:

Attn: _____

Either party may change its address for the purpose of this paragraph by giving written notice of such change to the other party in the manner provided in this paragraph.

24. Compliance with the Immigration Reform and Control Act. The Company shall, at all times during the term of the Agreement, be in full compliance with the requirements set forth in Chapter 14 of Title 8 and Chapter 8 of Title 41 of the South Carolina Code of Laws, 1976, as amended. The Company shall, at all times during the term of the Agreement, be in full compliance with the provisions of the Immigration Reform and Control Act of 1986 (“IRCA”) in the hiring of its employees. The Company shall indemnify, hold harmless, and defend the County against any and all actions,

proceedings, penalties or claims arising out of the Company's failure to strictly comply with IRCA or Chapter 14 of Title 8 and Chapter 8 of Title 41 of the South Carolina Code of Laws, 1976, as amended.

- 25. Undue Influence. Company agrees not to hire any County personnel who may exercise or have exercised discretion in the awarding, administration, or continuance of the Contract Documents for one (1) year following the termination of the employee from County service.
- 26. Unavoidable Delay - Force Majeure. If either party shall be delayed or prevented from the performance of any act required by the Contract Documents by reason of acts of God, strikes, lockouts, labor troubles, inability to procure materials, restrictive governmental laws, or regulations or other similar cause, without fault and beyond the reasonable control of the party obligated (financial inability excepted), performance of such act, only, will be excused for the period of the delay; and the period for the performance of any such act, only, will be extended for a period equivalent to the period of such delay; provided, however, nothing in this Section will excuse Company from the prompt payment of any fee or other charge required of Company except as may be expressly provided elsewhere in the Contract Documents; and, provided further that any party claiming the application of this Section immediately resumes performance as soon as the cause claimed under this Section ends.
- 27. Compensation General Terms and Conditions.
 - 27.1. Company's travel, meals, lodging, parking or other expenses incidental to the performance of responsibilities under the Contract Documents shall be borne solely by the Company.
 - 27.2. The County will not make payment on behalf of the Company to any fringe benefit program, or withhold any money from compensation for any federal, state or local tax program or for any other reason, all of such obligations belonging exclusively to the Company.
- 28. Severability of Terms of the Contract Documents. In the event any portion of the Contract Documents is declared invalid or unenforceable by any entity of competent jurisdiction, the remaining portions of the Contract Documents are and shall be deemed separable and shall remain in full force and effect.
- 29. Captions. Captions in the Contract Documents are inserted for convenience of reference only and do not define, describe or limit the scope or the intent of the Contract Documents or any of the terms of the Contract Documents.
- 30. Applicable Law of the Contract Documents. If legal action is necessary by either party with respect to the enforcement of any or all of the terms or conditions herein, exclusive venue for same shall lie in Oconee County, South Carolina. The Contract Documents shall be governed by and construed at all times in accordance with the laws and court decisions of the State of South Carolina, without regard to conflict of law principles.

IN WITNESS WHEREOF, the parties have executed these General Conditions as of the date first written above.

OCONEE COUNTY, SOUTH CAROLINA

By: _____

Print Name: _____

Title: _____

COMPANY

(Name of Corporation or Entity)

By: _____

Print Name: _____

Title: _____

SECTION 5

INFORMATION REQUIRED OF PARTY MAKING THE PROPOSAL

THIS SECTION MUST BE FULLY COMPLETED

The party making the Proposal shall furnish all the following information accurately and completely. Failure to comply with this requirement will render the Proposal informal and may cause its rejection. Additional sheets may be attached if necessary. "You" or "Your" as used herein refers to the Party making the Proposal's firm and any of its owners, officers, directors, shareholders, parties or principals. County has discretion to request additional information depending on the Project.

1. Firm name and address: _____

2. Telephone No.: _____

3. Type of Entity: (check one) Individual ____ Partnership ____ Corporation ____
Limited Liability Company ____ Other _____

4. License No. (if any) _____

Class: _____

Name of license holder _____

D-U-N-S Number _____

5. Have you or any of your principals ever been licensed under a different name or different license number? _____ Response must include information pertaining to principals' association outside of the firm.

If Yes, give name and license number: _____

6. Names and titles of all principals of the firm:

_____	_____
_____	_____
_____	_____
_____	_____

7. Number of years in the industry: _____

8. Has your firm or any of its principals defaulted so as to cause a loss to a surety? Response must include information pertaining to principals' association outside of the firm. _____ If the answer is

"Yes," give date(s), name(s), and address(es) of surety and details. _____

9. Have you or any of your principals been assessed damages for any services rendered in the past three (3) years? Response must include information pertaining to principals' association outside of the firm. _____

If Yes, explain: _____

10. Have you or any of your principals been in litigation or arbitration or a dispute of any kind on a question or questions relating to services rendered during the past three (3) years? Response must include information pertaining to principals' association outside of the firm. _____

If Yes, explain: _____

11. Have you or any of your principals ever failed to complete a contract in the last three (3) years?

Response must include information pertaining to principals' association outside of the firm. _____

If Yes, explain: _____

12. Do you now or have you ever had any direct or indirect business, financial or other connection with any official, employee or consultant of the County? _____

If Yes, explain: _____

13. List of References:
Contracts of similar nature within the last three (3) years. County has discretion to require more than three (3) references.

Name: _____

Address and Telephone: _____

Email: _____

Contact Person: _____

Type of Contract: _____

Dates of commencement and
Completion of Contract: _____

Contract Amount: _____

Name: _____

Address and Telephone: _____

Email: _____

Contact Person: _____

Type of Contract: _____

Dates of commencement and
Completion of Contract: _____

Contract Amount: _____

Name: _____

Address and Telephone: _____

Email: _____

Contact Person: _____

Type of Contract: _____

Dates of commencement and
Completion of Contract: _____

Contract Amount: _____

14. Where is your nearest office to Oconee County, South Carolina?

15. Name(s) and bios of person(s) who will serve as our contact.

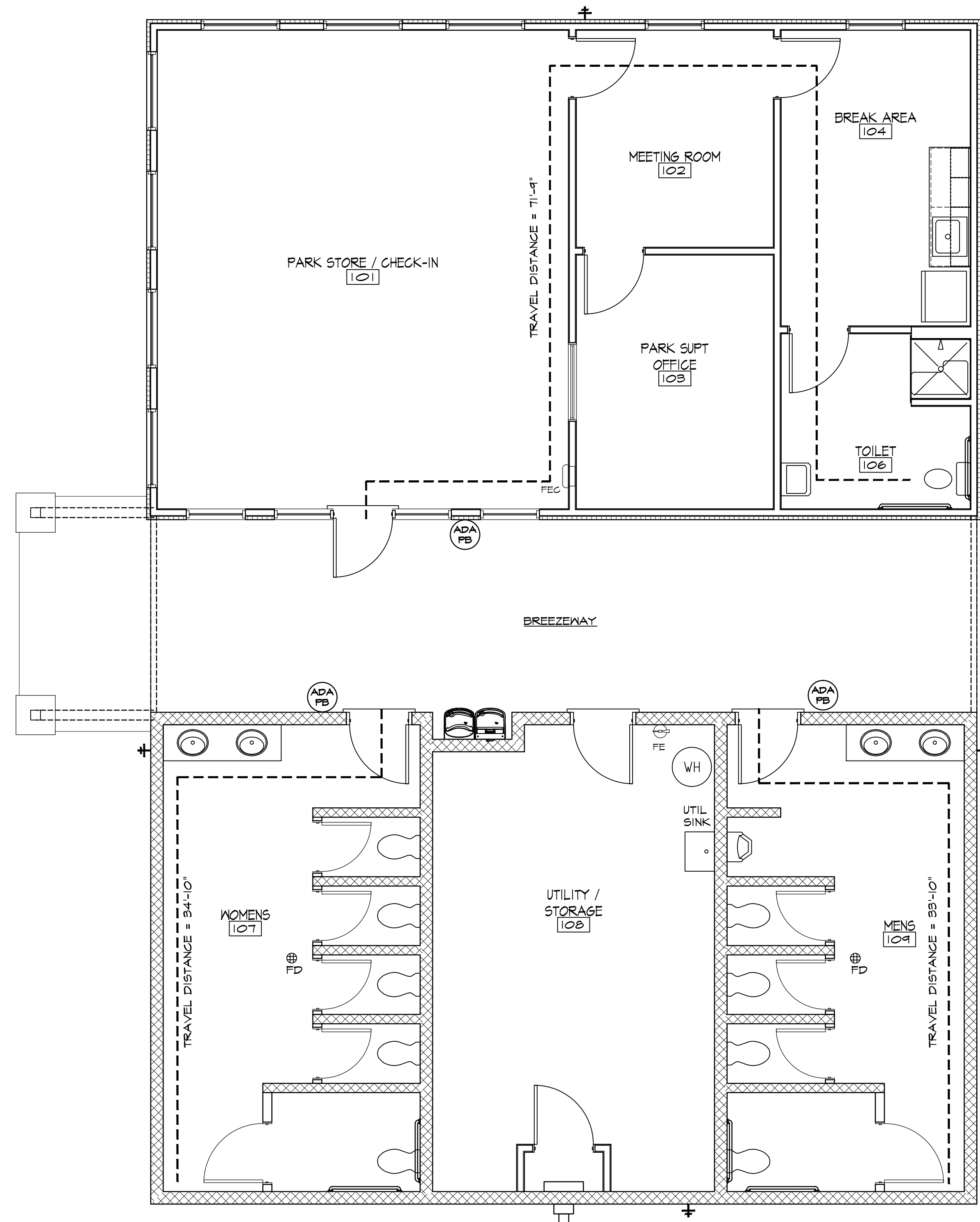
SECTION 6 OTHER

All inquiries concerning this proposal shall be addressed to:

Tronda C. Popham, Procurement Director
Oconee County Procurement Office
415 South Pine Street
Walhalla, South Carolina 29691
Telephone: (864) 638-4141
Fax: (864) 638-4142
E-mail: tpopham@oconeesc.com

Contact with other departments or County representatives without permission of the Procurement Director may render your proposal void.

NEW PARK OFFICE FOR **CHAU RAM COUNTY PARK** WESTMINSTER, SOUTH CAROLINA



2015 INTERNATIONAL BUILDING CODE
CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION
 304.1 - GROUP B OCCUPANCY

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
 ALL BASED ON TYPE V-B CONSTRUCTION, NON-SPRINKLED

T504.3 - ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE
 GROUP B = 50 FT ACTUAL = 20 FT

T504.4 - ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
 GROUP B = 2 ACTUAL = 1

T506.2 - ALLOWABLE AREA FACTOR IN SQUARE FEET
 GROUP B = 9,000 SF ACTUAL = 2,422 SF

CHAPTER 6 - TYPES OF CONSTRUCTION
 602.5 - TYPE V CONSTRUCTION

T601 - FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS
 NO FIRE RESISTANCE RATING REQUIRED

T602 - FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE
 DISTANCE < 10' - 1 HOUR RATING DISTANCE ≥ 10' - NONE REQUIRED

CHAPTER 9 - FIRE PROTECTION SYSTEMS
 903 - NO SPRINKLER SYSTEM REQUIRED
 906 - FIRE EXTINGUISHERS SHALL BE INSTALLED PER NFPA 10

CHAPTER 10 - MEANS OF EGRESS
 T1004.1.2 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
 BUSINESS AREAS = 100 SF PER OCCUPANT 2,422 SF @ 100 SF / OCC = 25 OCCUPANTS MAX

T1006.2.1 - SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
 GROUP B - MAX OCCUPANT LOAD = 49 MAX COMMON PATH OF EGRESS DISTANCE = 75 FT

T1017.2 - EXIT ACCESS TRAVEL DISTANCE
 GROUP B = 200 FT

T1020.1 - CORRIDOR FIRE-RESISTANCE RATING
 GROUP B - OCCUPANT LOAD > 30 = 1 HOUR RATING OCCUPANT LOAD IS 25

T1020.2 - CORRIDOR WIDTH = 44 in

GENERAL PROJECT NOTES

1. THIS PROJECT SHALL BE BUILT IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL MECHANICAL CODE, THE NATIONAL ELECTRIC CODE, THE INTERNATIONAL FIRE CODE, THE INTERNATIONAL ENERGY CONSERVATION CODE, AND ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION
2. THE DESIGNER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS
3. ALL DIMENSIONS ARE TO FACE OF STUD, EDGE OF CONCRETE SLAB, CENTERLINE OF COLUMN AND CENTERLINES OF WINDOW OPENINGS UNLESS OTHERWISE NOTED
4. ALL DOORS ARE 6" FROM ADJACENT WALLS, OR CENTERED IN THE WALLS UNLESS OTHERWISE NOTED
5. THE CONTRACTOR SHALL CONTACT THE DESIGNER OR ENGINEERS SHOULD A DISCREPANCY BE DISCOVERED ON THESE DRAWINGS
6. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR COMPLYING WITH HANDICAP REGULATIONS INCLUDING 2010 ANSI I17.1 AND ADAAG

DRAWING INDEX

1 -	COVER SHEET
2 -	FOUNDATION PLAN
3 -	FLOOR PLAN
4 -	CEILING PLAN
5 -	ROOF FRAMING PLAN
6 -	SCHEDULES
7 -	ENLARGED FLOOR PLANS
8 -	ELEVATIONS
9 -	ELEVATIONS
10 -	BUILDING SECTIONS
11 -	WALL SECTIONS
12 -	DETAILS

1 LIFE SAFETY PLAN
1/4" = 1'-0"

Revision Mark - Date

COVER SHEET
PARK OFFICE FOR
**CHAU RAM
COUNTY PARK**
WESTMINSTER, SOUTH CAROLINA

S
A
D
S

ADEPT DESIGN SERVICES
of SOUTH CAROLINA, LLC

Project No.	18-015
Drawn by:	EMB
Checked by:	EMB
Date:	2019.02.11

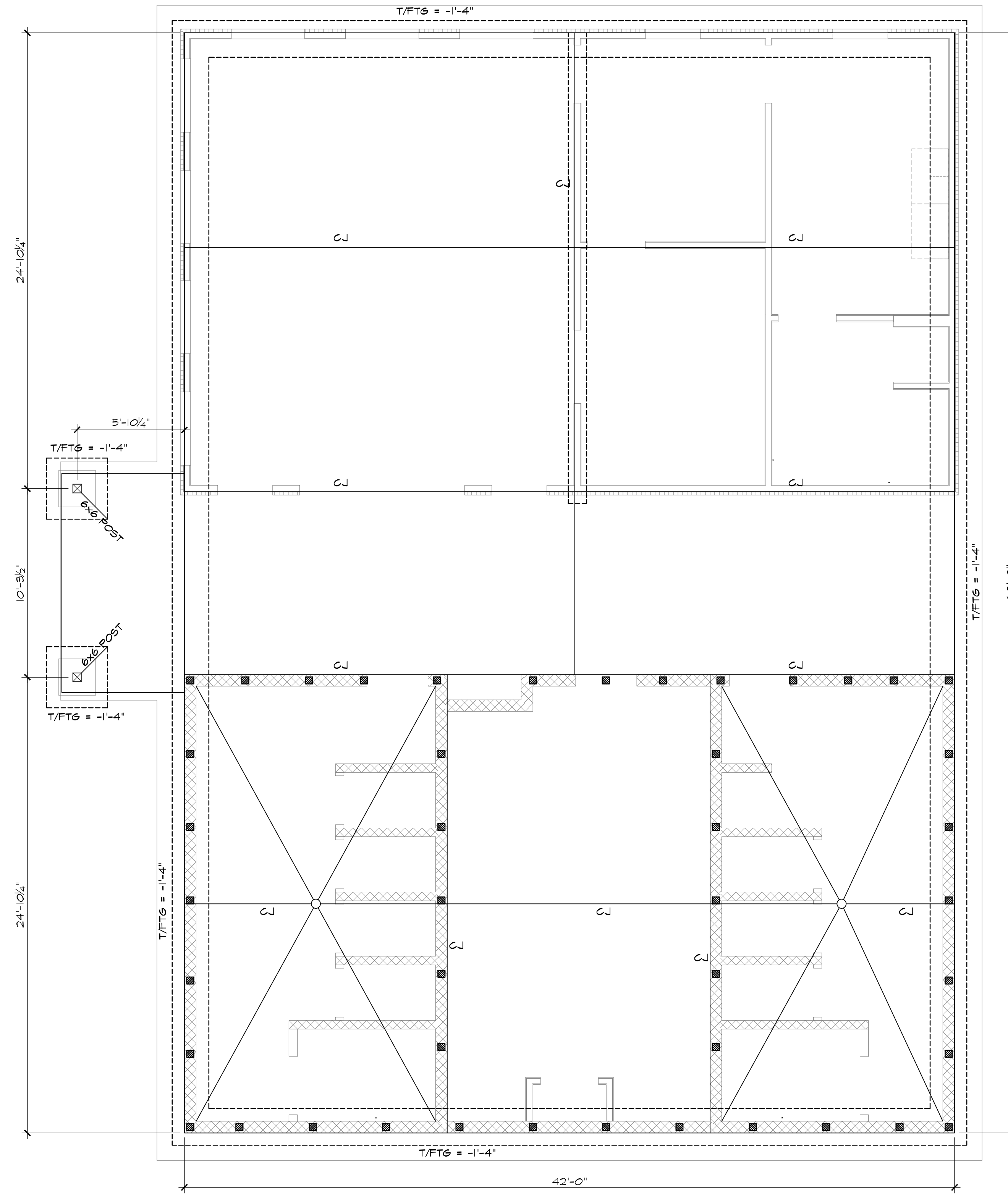
DWG NO.
1 / 12

Copyright 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.

CONCRETE AND MASONRY NOTES

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318
2. ALL CONCRETE MASONRY UNITS - CMU - SHALL CONFORM TO ASTM C90, GRADE N TYPE II - MORTAR SHALL BE TYPE S
3. ALL MASONRY CELLS TO BE FILLED SHALL BE FILLED WITH 3,000 psi REINFORCED MASONRY GROUT - RMG - FOUDED IN 4'-0" LIFTS
4. CONCRETE MATERIALS SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED

FOUNDATION CONCRETE	3,000 psi
SLAB CONCRETE	3,000 psi
CONCRETE EXPOSED TO WEATHER	3,000 psi WITH 6% AIR ENTRAINMENT
REINFORCING BARS	ASTM A615, GRADE 60
ANCHOR BOLTS, SLEEVES, AND OTHER EMBEDDED STEEL	A-36
- NOTE - CONCRETE SHALL MEET STRENGTH INDICATED IN 28 DAYS
5. ALL CONTINUOUS REINFORCING BARS SHALL BE TURNED AND LAPPED AT ALL CORNERS OF FOUNDATIONS
6. ALL REINFORCING SPLICES SHALL BE CLASS "B" PER ACI 301-89
7. PROVIDE CONTROL JOINTS (CJ) IN SLAB WHERE INDICATED ON THE DRAWING OR NOT TO EXCEED 400 SF. SAW JOINT AS SOON AS POSSIBLE AFTER FINISHING OPERATIONS WITHOUT CAUSING RAVELING OF THE SURFACE BUT NO LATER THAN 12 HOURS AFTER CONCRETE PLACEMENT
8. CONCRETE TEST CYLINDERS AND SLUMP TEST SHALL BE MADE FOR EACH BATCH OF CONCRETE. TEST RESULTS SHALL BE REPORTED IN WRITING TO THE OWNER WITHIN 48 HOURS AFTER TESTS ARE MADE
9. ALL MASONRY WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH ACI 530-88 AND ACI 530.1-88
10. CMU SHALL BE PLACED IN RUNNING BOND. JOINTS SHALL BE 3/8" CONCAVE TOOLED JOINTS
11. ALL CONTINUOUS REINFORCING BARS SHALL BE TURNED AND LAPPED AT ALL CORNERS AND INTERSECTIONS OF BOND BEAMS
12. USE FLUSH END BLOCKS AT CORNERS AND JAMBS
13. THIS IS NOT AN ENGINEERED DRAWING. IT SHOWS GENERAL SCOPE OF WORK FOR CONSTRUCTION. ALL FOOTINGS, BEARINGS, REINFORCING SHALL BE VERIFIED BY AN ENGINEER.



1 SLAB FOUNDATION PLAN
1/4" = 1'-0"

CJ CONTROL JOINT
6x6 6x6 P.T. WOOD POST W/ SIMPSON CCB66 POST BASE EMBEDDED INTO CONCRETE FOOTING

Revision Mark - Date

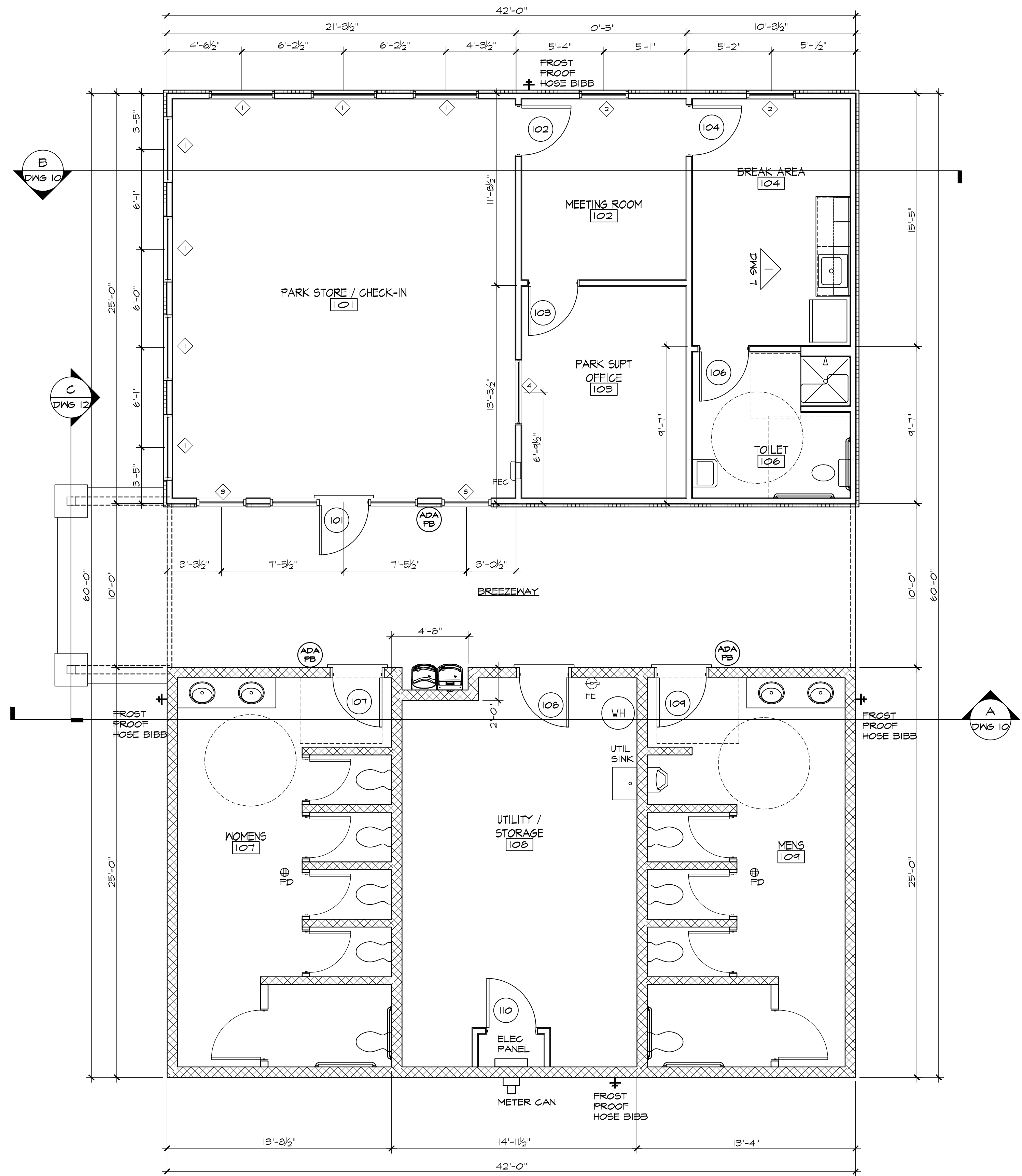
SLAB / FOUNDATION PLAN
PARK OFFICE FOR
CHAU RAM
COUNTY PARK
WESTMINSTER, SOUTH CAROLINA

A D S
ADEPT DESIGN SERVICES
of SOUTH CAROLINA, LLC

Project No. 18-015
Drawn by: EMB
Checked by: EMB
Date: 2019.02.11

DWG NO.
2 / 12

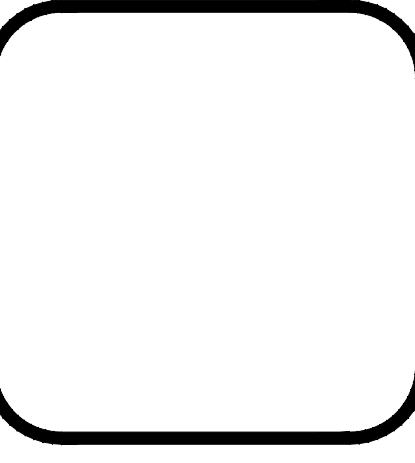
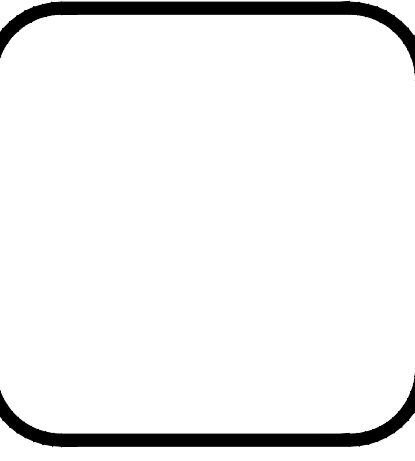
Copyright 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.



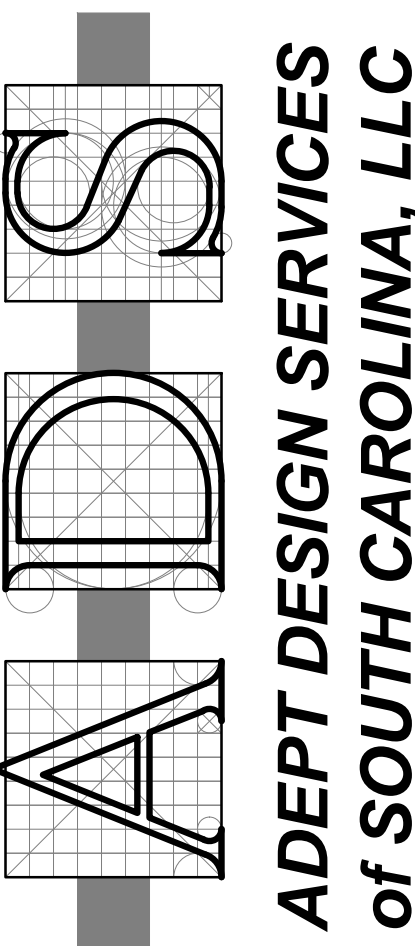
1 FLOOR PLAN
1/4" = 1'-0"

Copyright 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.

Revision Mark	Date


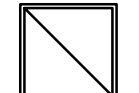

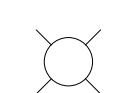

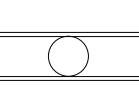
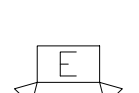



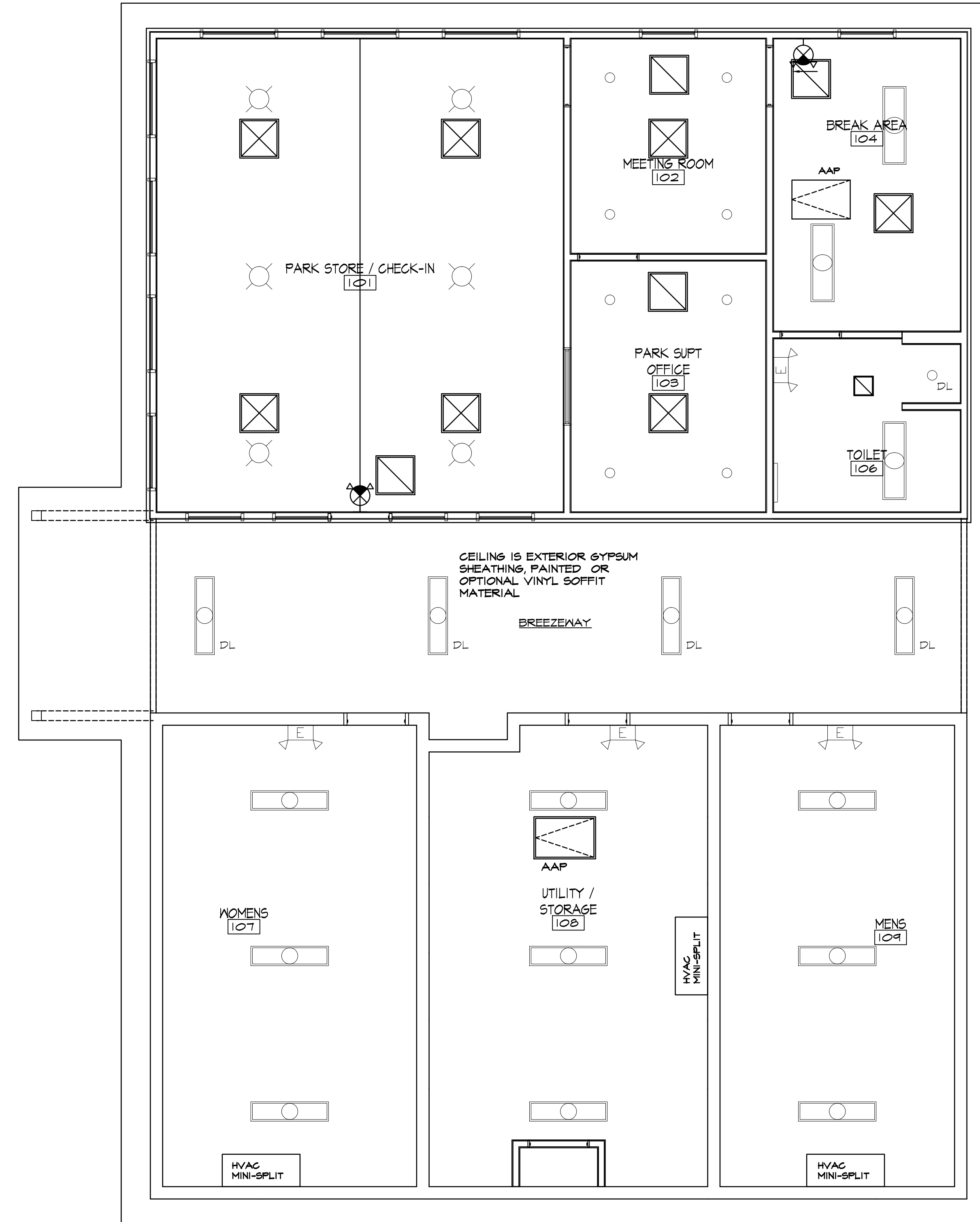
FLOOR PLAN
PARK OFFICE FOR
**CHAU RAM
COUNTY PARK**
WESTMINSTER, SOUTH CAROLINA



Project No.	18-015
Drawn by:	EMB
Checked by:	EMB
Date:	2019.02.11

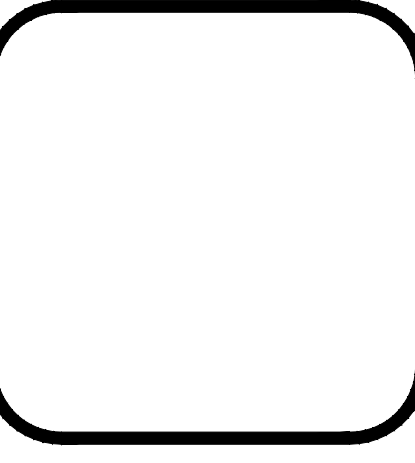
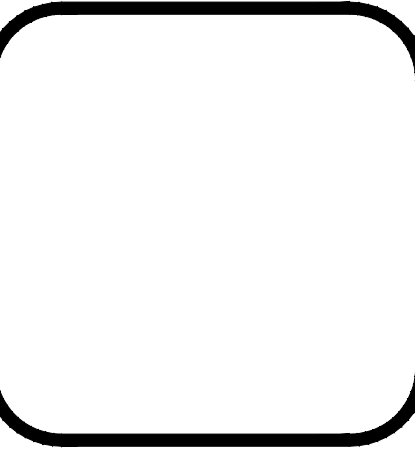
DWG NO.
3
12

- CEILING LEGEND
-  HVAC SUPPLY DIFFUSER
 -  HVAC RETURN AIR DIFFUSER
 -  HVAC EXHAUST FAN
 -  SURFACE MOUNTED PENDANT LIGHT FIXTURE
 -  RECESSED LED CAN LIGHT FIXTURE
 -  SURFACE MOUNTED LED STRIP LIGHT FIXTURE
 -  WALL MOUNTED EMERGENCY EGRESS LIGHT FIXTURE
 -  ILLUMINATED EXIT SIGN w/ EMERGENCY EGRESS LAMPS
- DL = DAMP LOCATION

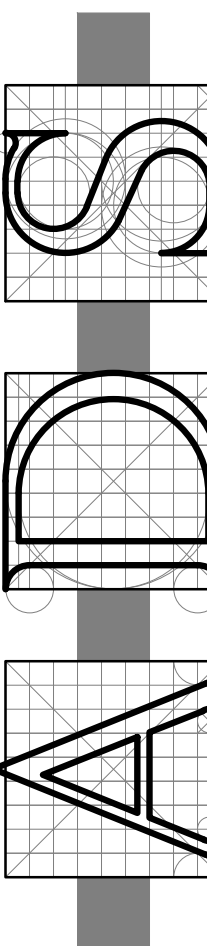


1 REFLECTED CEILING PLAN
1/4" = 1'-0"

Revision Mark	Date



CEILING PLAN
 PARK OFFICE FOR
CHAU RAM
COUNTY PARK
 WESTMINSTER, SOUTH CAROLINA


ADEPT DESIGN SERVICES
 of SOUTH CAROLINA, LLC

Project No.	18-015
Drawn by:	EMB
Checked by:	EMB
Date:	2019.02.11

DWG NO.
 4 / 12

Copyright 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.

WOOD NOTES:

1. ALL STRUCTURAL LUMBER MEMBERS SHALL BE SOUTHERN YELLOW PINE NO. 2 WITH THE FOLLOWING CHARACTERISTICS
Fv = 90 psi Fd = 1250 psi E = 1,600,000 psi MOISTURE CONTENT = 19% OR LESS
2. ALL LUMBER OR TIMBER EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR EARTH SHALL BE PRESSURE TREATED (P.T.) IN ACCORDANCE WITH ANPA C2-81 WITH CGA TO A RETENTION OF 0.25 lb / cu. ft. BY ASSAY
3. WOOD ROOF TRUSSES SHALL BE SPACED AT 2'-0" o/c MAXIMUM. TRUSS MANUFACTURER SHALL DETERMINE ACTUAL TRUSS SPACING REQUIRED TO MEET LOADINGS GIVEN AND SHALL BE DESIGNED FOR 90 mph WIND LOAD, ADJUSTED FOR HEIGHT IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE STANDARDS.

TYPICAL LOADINGS:
TOP CHORD: LL = 20 psf BOTTOM CHORD
TYPICAL LL = 10 psf
BOTTOM CHORD ATTIC AREA: LL = 40 psf
TYPICAL DEAD LOAD (DL) = 20 psf

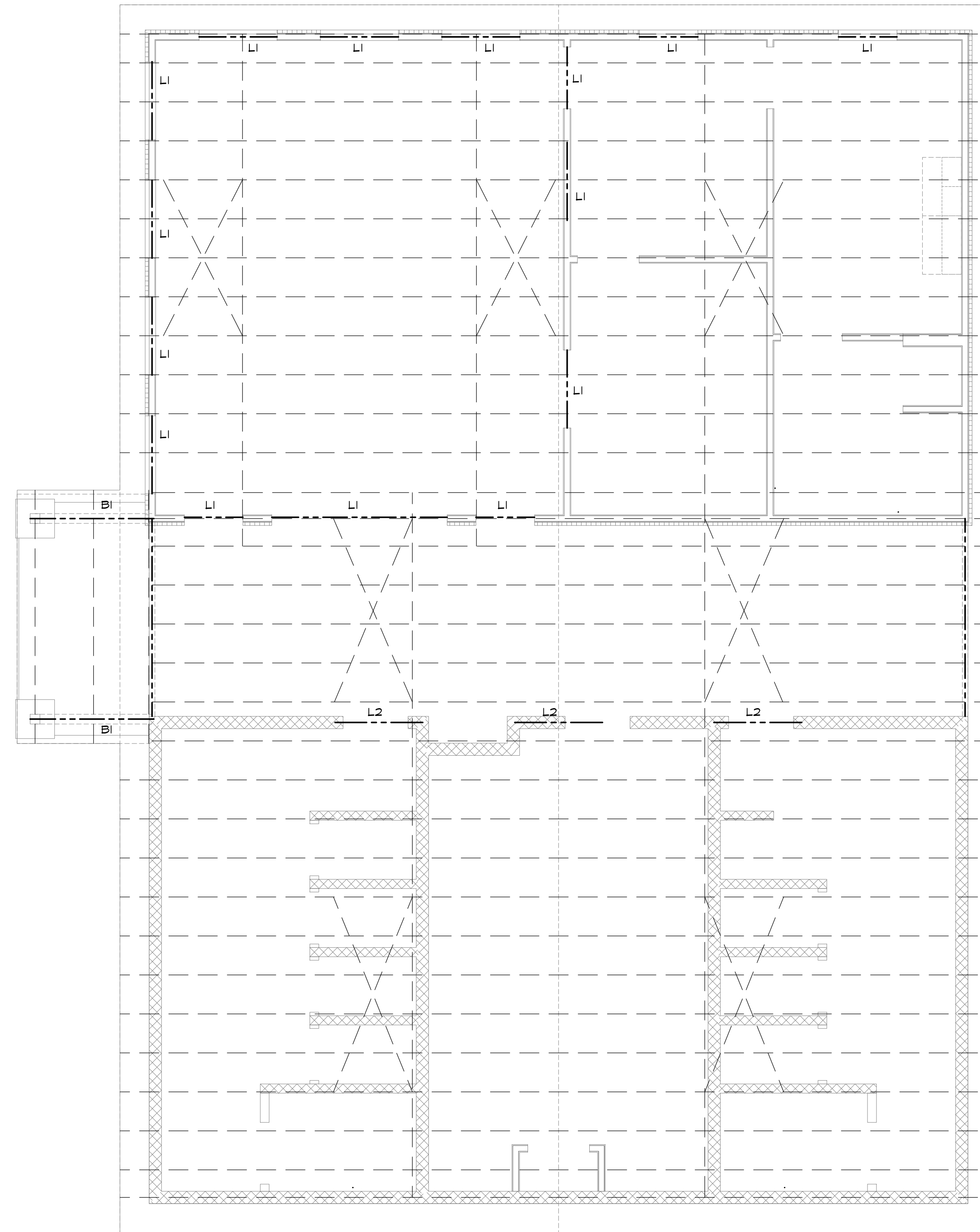
ALL TRUSSES UNDER STICK FRAMED AREAS OR VALLEY JACKS SHALL BE DESIGNED FOR AN ADDITIONAL TOP CHORD DL OF 10 psf
4. TRUSS MANUFACTURER IS TO PROVIDE ROOF TRUSS SHOP DRAWINGS FOR APPROVAL STAMPED BY A REGISTERED PROFESSIONAL ENGINEER AND SHOWING ALL LOADS, MEMBER SIZED, STRESSES, DEFLECTIONS AND REACTIONS. ERECTION DRAWINGS SHOWING ERECTION DETAILS, TRUSS LOCATIONS, TEMPORARY BRACING SYSTEMS AND PERMANENT LATERAL BRACING REQUIREMENTS OF TRUSS MEMBERS ARE TO BE SUBMITTED WITH SHOP DRAWINGS. TRUSSES ARE NOT TO BE FABRICATED WITHOUT SHOP DRAWING REVIEW
5. ALL TRUSSES TO BE ANCHORED WITH SIMPSON H3 HURRICANE ANCHORS OR APPROVED EQUAL ANCHORS AT EXTERIOR BEARING
6. TOP AND BOTTOM CHORDS OF ALL TRUSSES TO BE 2 x 6 LUMBER MINIMUM
7. TRUSS MANUFACTURER IS RESPONSIBLE FOR DESIGNING AND SUPPLYING ALL OF THE TRUSS AND TRUSS GIRDER CONNECTIONS
8. TRUSS MANUFACTURER SHALL PROVIDE ALL SCISSOR, STEPPED, PIGGY-BACK, VALLEY, MONO HIP AND CORNER JACK TRUSSES OR GIRDER TRUSSES NECESSARY TO PROVIDE RIDGE OR VALLEY LINES, FLAT OR SLOPED CEILING, AND OVERHANGS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED ON FRAMING PLANS
9. ALL TRUSSES SHALL BE DESIGNED AND FABRICATED AS REQUIRED TO LIMIT TOTAL HORIZONTAL DEFLECTION TO 1" MAXIMUM WHEN SUPPORTING DEAD PLUS LIVE LOADS, WITH ONE END FREE TO MOVE AT BEARING
10. NUMBER OF PLIES REQUIRED FOR ALL GIRDER TRUSSES SHALL BE DETERMINED BY TRUSS MANUFACTURER TO SUPPORT LOADING AND REQUIREMENTS INDICATED
11. TRUSS MANUFACTURER IS RESPONSIBLE FOR DESIGNING TOP CHORD EXTENSIONS TO LENGTH INDICATED AND LIMITING DEFLECTIONS TO $\frac{1}{600}$ LIVE LOAD DEFLECTION - L / 240 TOTAL LOAD DEFLECTION
12. ROOF SHEATHING SHALL BE $\frac{5}{8}$ " OSB $\frac{3}{4}$ " APA RATED SHEATHING, EXPOSURE 1, NAIL SHEATHING AT PANEL EDGES @ 6" o/c AND INTERIOR SUPPORTS @ 12" o/c WITH 8d NAILS. FACE GRAIN TO BE NINETY DEGREE SUPPORTS
13. PROPER ERECTION BRACING SHALL BE INSTALLED TO HOLD THE TRUSSES TRUE AND PLUMB AND IN A SAFE CONDITION UNTIL PERMANENT TRUSS BRACING AND BRIDGING CAN BE SOLIDLY NAILED IN PLACE TO FORM A STRUCTURALLY SOUND ROOF FRAMING SYSTEM. ALL ERECTION AND PERMANENT LATERAL BRACING SHALL BE INSTALLED AND ALL COMPONENTS PERMANENTLY FASTENED BEFORE THE APPLICATION OF ANY LOADS
14. ALL STUD WALLS SHALL HAVE MID-HEIGHT BRIDGING
15. THIS IS NOT AN ENGINEERED DRAWING. IT SHOWS GENERAL SCOPE OF WORK. ALL BRACING, MEMBER SIZING, ETC SHALL BE VERIFIED BY AN ENGINEER

LINTEL AND BEAM SCHEDULE

BI - 6x12 HEAVY TIMBER BEAM

L1 - ENGINEERED LVL LINTEL - VERIFY LENGTH AND BEARING REQUIREMENTS

L2 - CMU BOND BEAM LINTEL - VERIFY LENGTH AND BEARING REQUIREMENTS



1 ROOF FRAMING PLAN
1/4" = 1'-0"

Revision Mark - Date

Copyright © 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.

ROOF FRAMING PLAN
PARK OFFICE FOR
CHAU RAM
COUNTY PARK
WESTMINSTER, SOUTH CAROLINA

ADS
ADEPT DESIGN SERVICES
of SOUTH CAROLINA, LLC

Project No. 18-015
Drawn by: EMB
Checked by: EMB
Date: 2019.02.11

DWG NO.
5 / 12

ROOM FINISH SCHEDULE

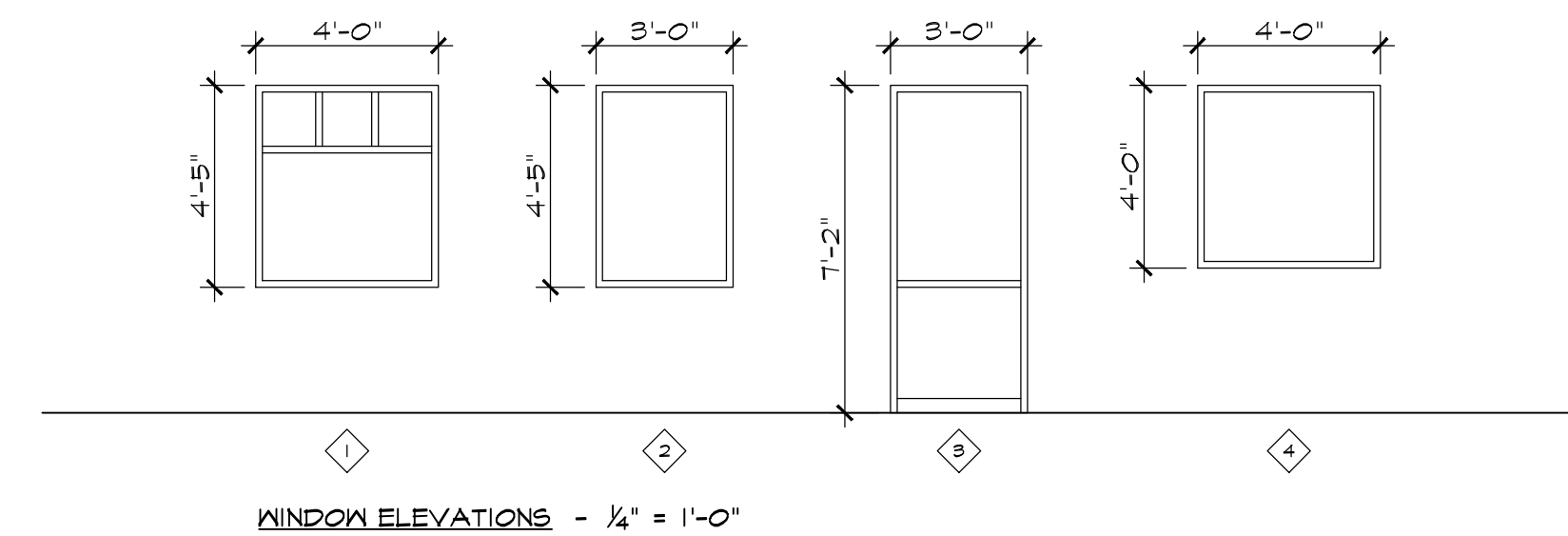
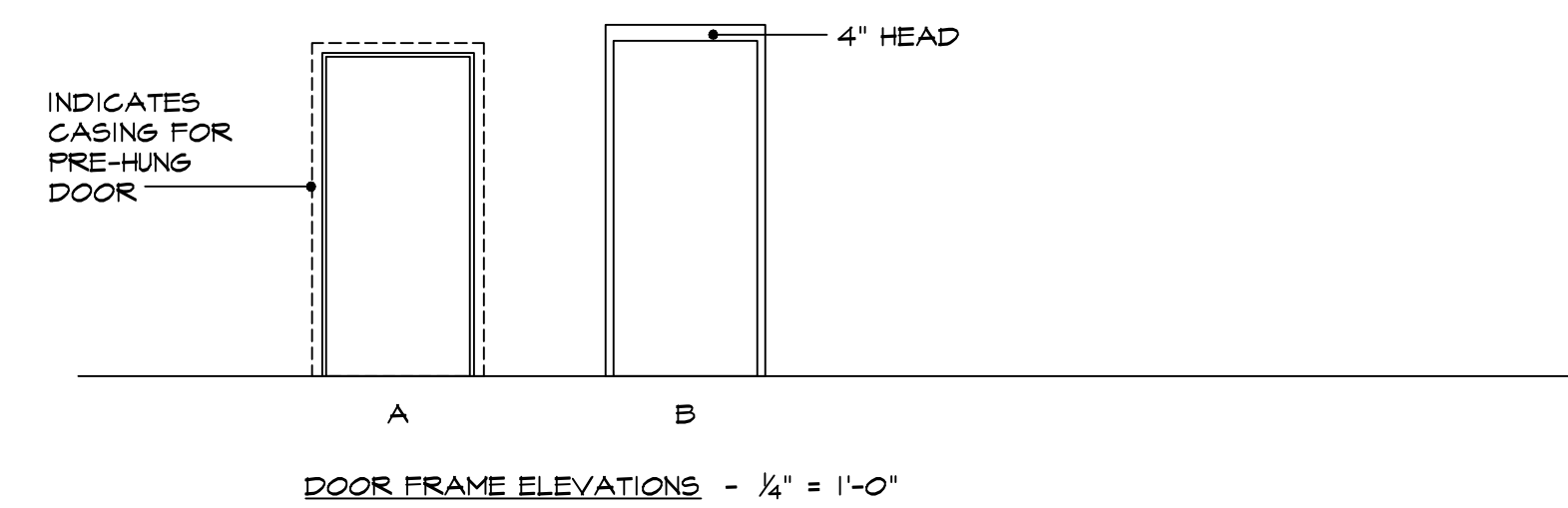
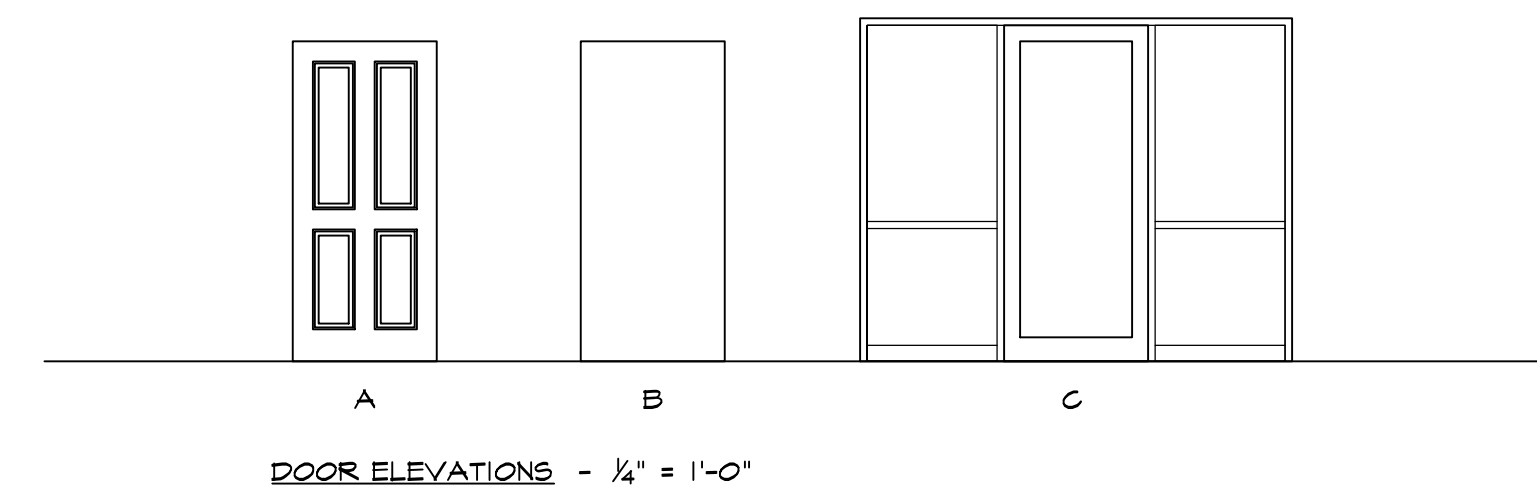
ROOM NUMBER	ROOM NAME	FLOOR		BASE	WALLS								CEILING		NOTES
		MATL	FIN.		NORTH		EAST		SOUTH		WEST		MATL	FIN.	
					MATL	FIN.	MATL	FIN.	MATL	FIN.	MATL	FIN.			
101	PARK STORE / CHECK-IN	CONC	ST	WD	GYP BD	PT	GYP BD	PT	GYP BD	PT	GYP BD	PT	WD PLANK	ST	--
102	MEETING ROOM	CONC	ST	--	GYP BD	PT	GYP BD	PT	GYP BD	PT	GYP BD	PT	GYP BD	PT	--
103	PARK SUPT OFFICE	CONC	ST	--	GYP BD	PT	GYP BD	PT	GYP BD	PT	GYP BD	PT	GYP BD	PT	--
104	BREAK AREA	CONC	ST	--	GYP BD	PT	GYP BD	PT	GYP BD	PT	GYP BD	PT	GYP BD	PT	--
106	TOILET	CONC	ST	RB	MR GYP BD	PT	MR GYP BD	PT	MR GYP BD	PT	MR GYP BD	PT	MR GYP BD	PT	--
107	WOMENS	CONC	SEAL	--	CMU	PT	CMU	PT	CMU	PT	CMU	PT	GYP BD	PT	--
108	UTILITY / STORAGE	CONC	SEAL	--	CMU	PT	CMU	PT	CMU	PT	CMU	PT	GYP BD	PT	--
109	MENS	CONC	SEAL	--	CMU	PT	CMU	PT	CMU	PT	CMU	PT	GYP BD	PT	--

FINISH NOTES

- CONC CONCRETE SLAB, STEEL TROWEL FINISH
- SEAL CLEAR SEAL
- ST STAINED FINISH
- RB 4" RUBBER BASE
- WD 1x6 WOOD BASE - PAINT
- CMU CONCRETE MASONRY UNIT w/ 2-COATS OF BLOCK FILLER
- GYP BD 1/2" GYPSUM BOARD TAPED, SANDED AND READY FOR FINISH LEVEL 4 FINISH
- MR GYP BD 1/2" MOISTURE RESISTANT GYPSUM BOARD TAPED, SANDED AND READY FOR FINISH LEVEL 4 FINISH
- WD PLANK 1x4 TONGUE AND GROOVE DECK, No. 1 PINE
- PT LATEX PAINT - EGG SHELL FINISH SEMI-GLOSS FINISH IN TOILET ROOMS

DOOR AND FRAME SCHEDULE

MARK	DOOR			FRAME									NOTES
	SIZE			MATL	ELEV	GLAZING	MATL	ELEV	DETAIL			FIRE RATING LABEL	
	WD	HGT	THK						HEAD	JAMB	SILL		
101	3'-0"	7'-0"	1 3/4"	ALUM	C	1" INSUL	ALUM	C	--	--	--	--	PROVIDE ADA ASSIST
102	3'-0"	6'-8"	1 3/4"	WD	A	--	WD	A	--	--	--	--	--
103	3'-0"	6'-8"	1 3/4"	WD	A	--	WD	A	--	--	--	--	--
104	3'-0"	6'-8"	1 3/4"	WD	A	--	WD	A	--	--	--	--	--
106	3'-0"	6'-8"	1 3/4"	WD	A	--	WD	A	--	--	--	--	--
107	3'-0"	7'-0"	1 3/4"	HM	B	--	HM	B	--	--	--	--	PROVIDE ADA ASSIST
108	3'-0"	7'-0"	1 3/4"	HM	B	--	HM	B	--	--	--	--	--
109	3'-0"	7'-0"	1 3/4"	HM	B	--	HM	B	--	--	--	--	PROVIDE ADA ASSIST
110	3'-0"	6'-8"	1 3/4"	WD	B	--	WD	A	--	--	--	--	--



Revision Mark - Date

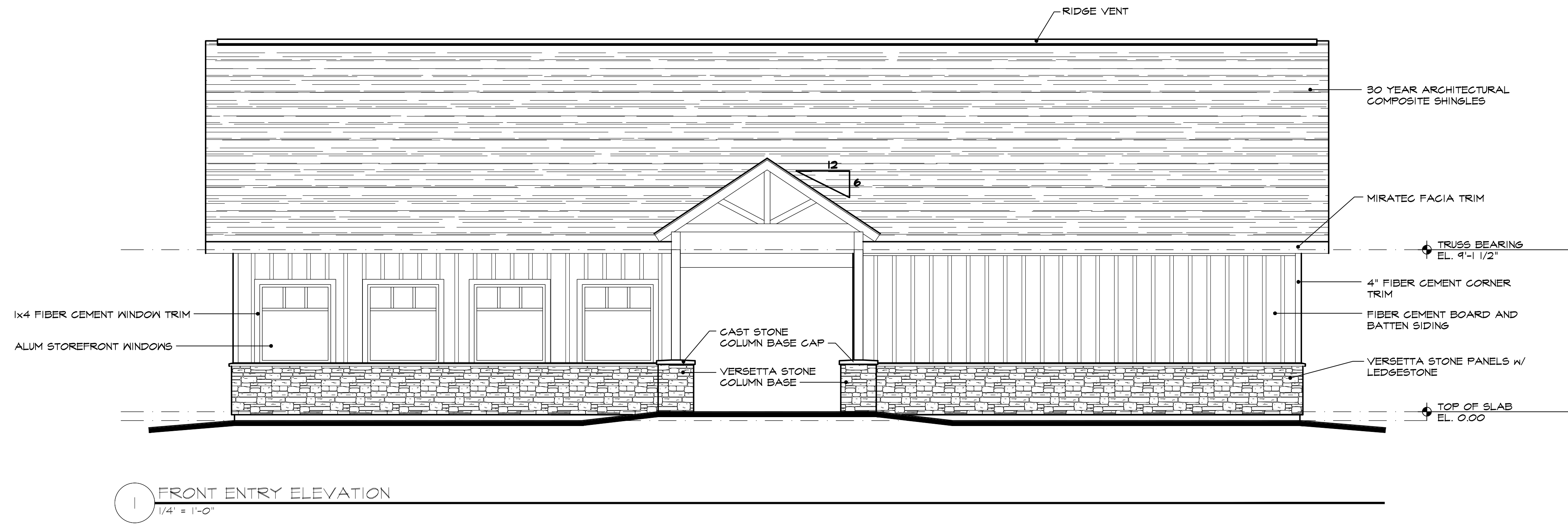
Copyright 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.

SCHEDULES
 PARK OFFICE FOR
CHAU RAM
COUNTY PARK
 WESTMINSTER, SOUTH CAROLINA

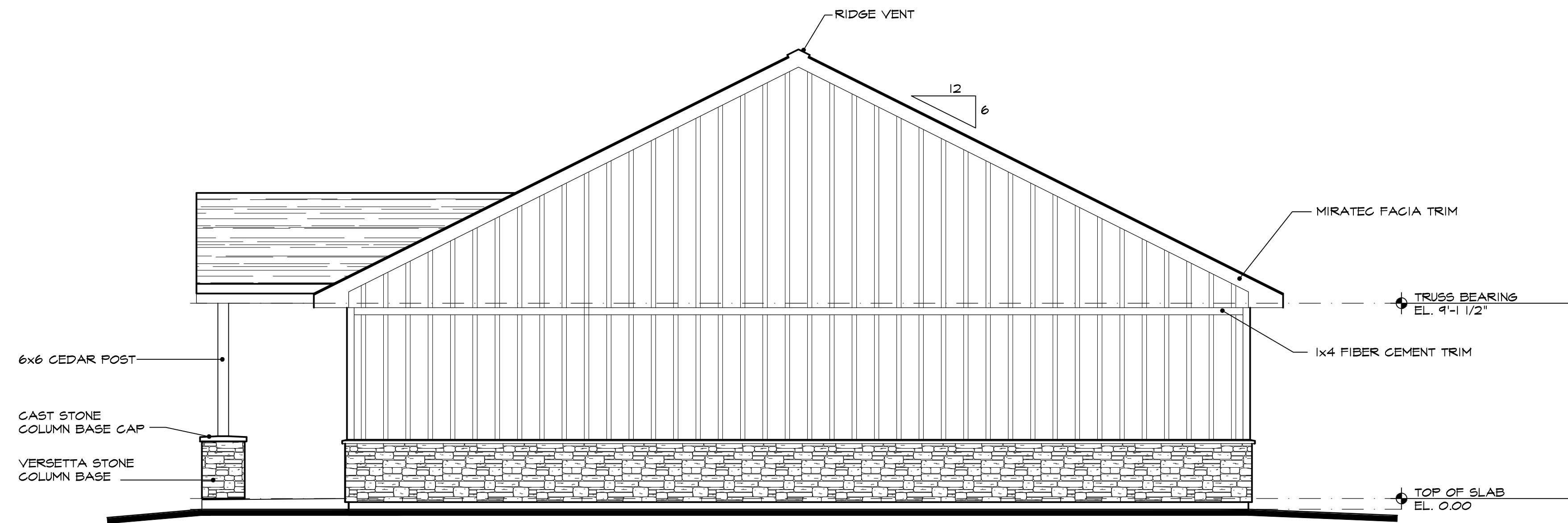
A D S
ADEPT DESIGN SERVICES
 of SOUTH CAROLINA, LLC

Project No. 18-015
 Drawn by: EMB
 Checked by: EMB
 Date: 2019.02.11

DWG NO.
6
 12



1 FRONT ENTRY ELEVATION
1/4" = 1'-0"



2 SIDE ELEVATION
1/4" = 1'-0"

Revision Mark - Date

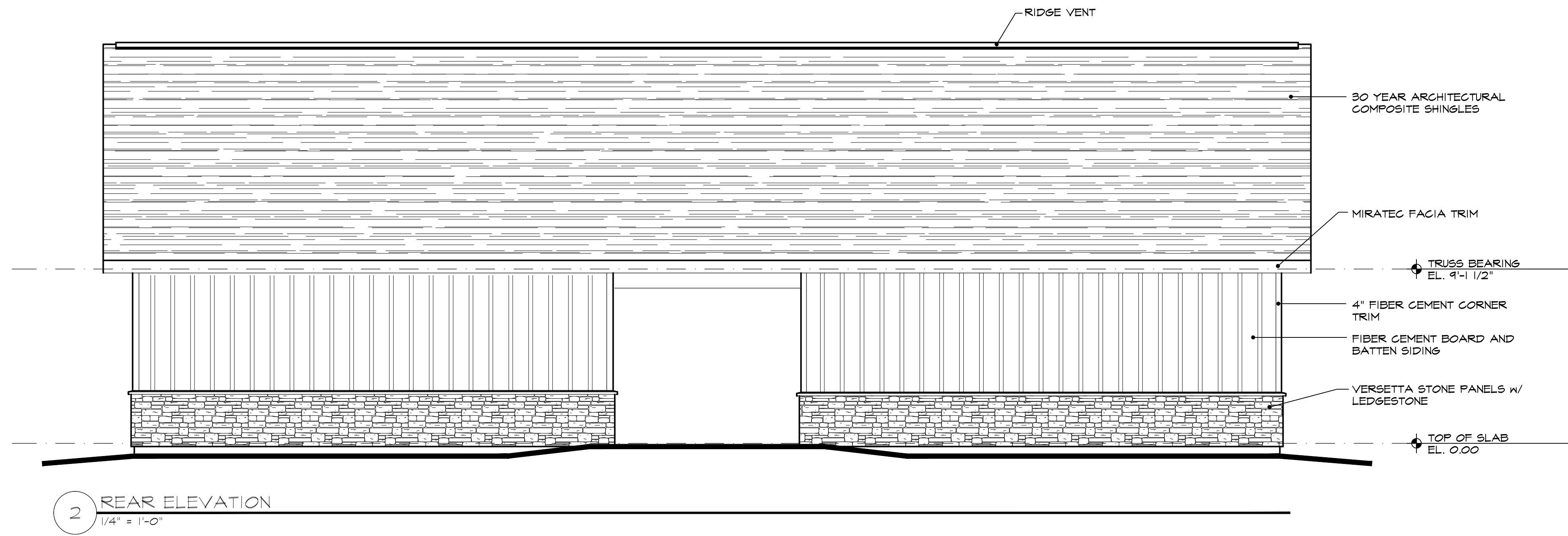
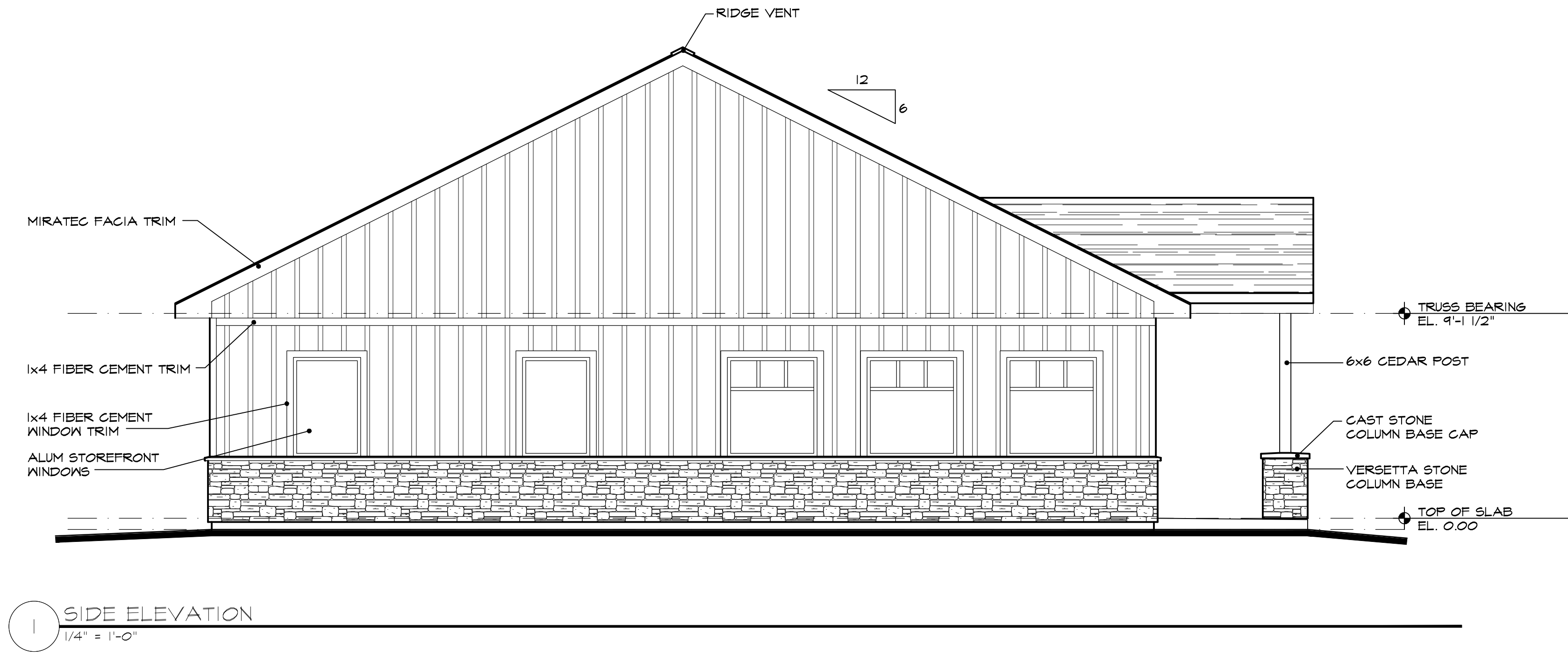
Copyright 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.

ELEVATIONS
PARK OFFICE FOR
CHAU RAM
COUNTY PARK
WESTMINSTER, SOUTH CAROLINA

A D S
ADEPT DESIGN SERVICES
of SOUTH CAROLINA, LLC

Project No. 18-015
Drawn by: EMB
Checked by: EMB
Date: 2019.02.11

DWG NO.
8 / 12



Copyright 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.

Revision Mark	Date

--

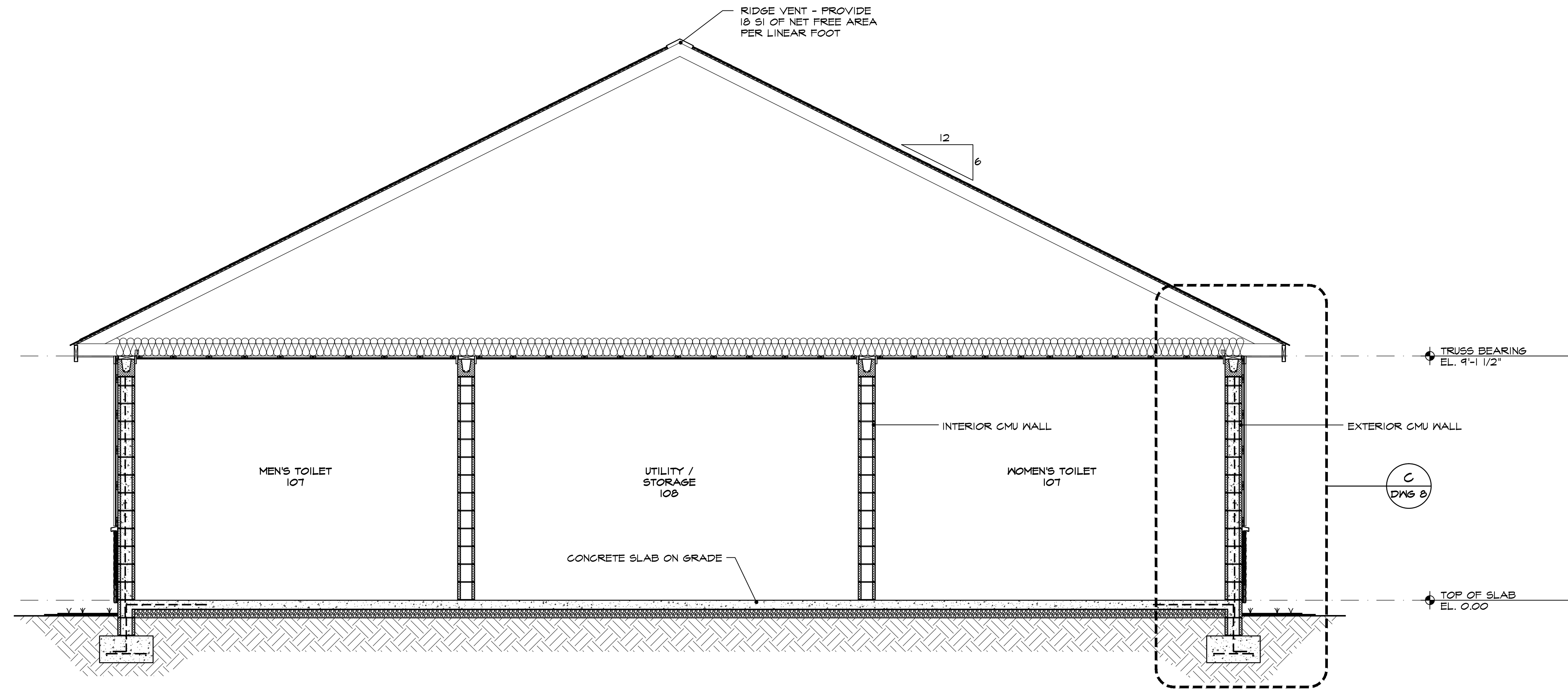
--

ELEVATIONS
PARK OFFICE FOR
CHAU RAM
COUNTY PARK
WESTMINSTER, SOUTH CAROLINA

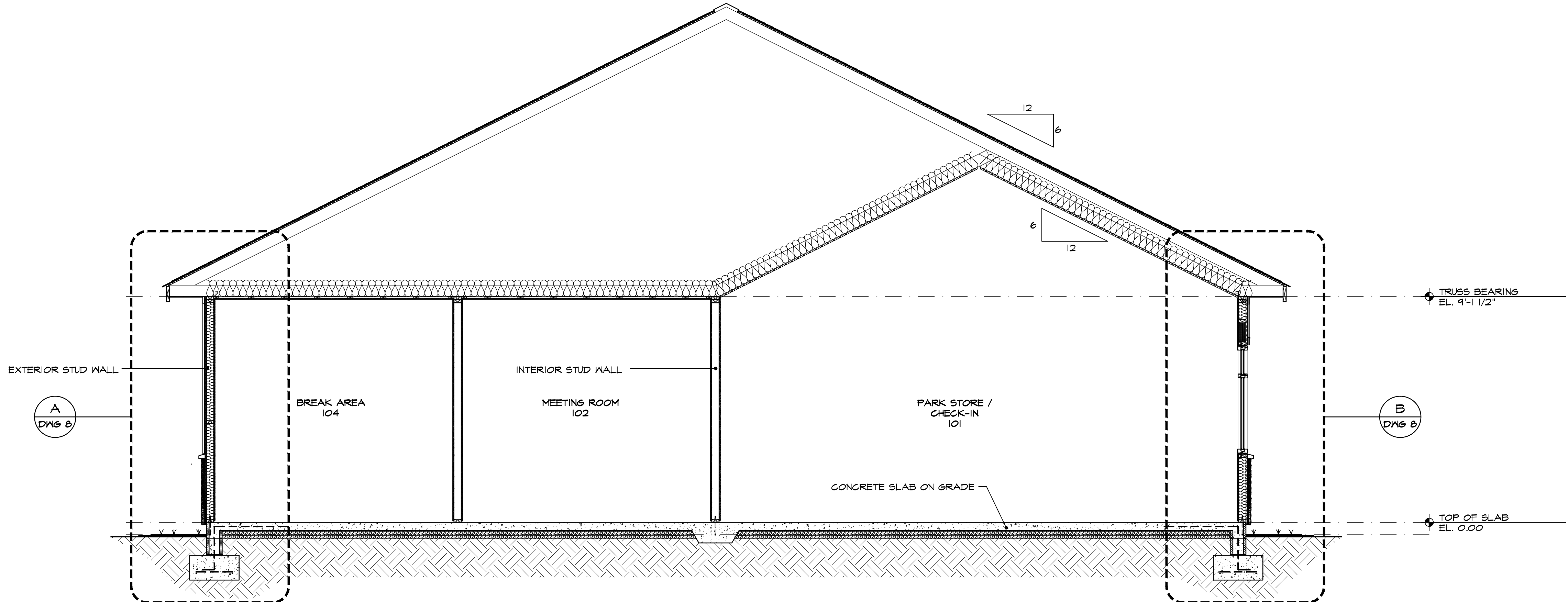
A D S
ADEPT DESIGN SERVICES
of SOUTH CAROLINA, LLC

Project No.	18-015
Drawn by:	EMB
Checked by:	EMB
Date:	2019.02.11

DWG NO.
9
12



A BUILDING SECTION
3/8" = 1'-0"



B BUILDING SECTION
3/8" = 1'-0"

Revision Mark - Date

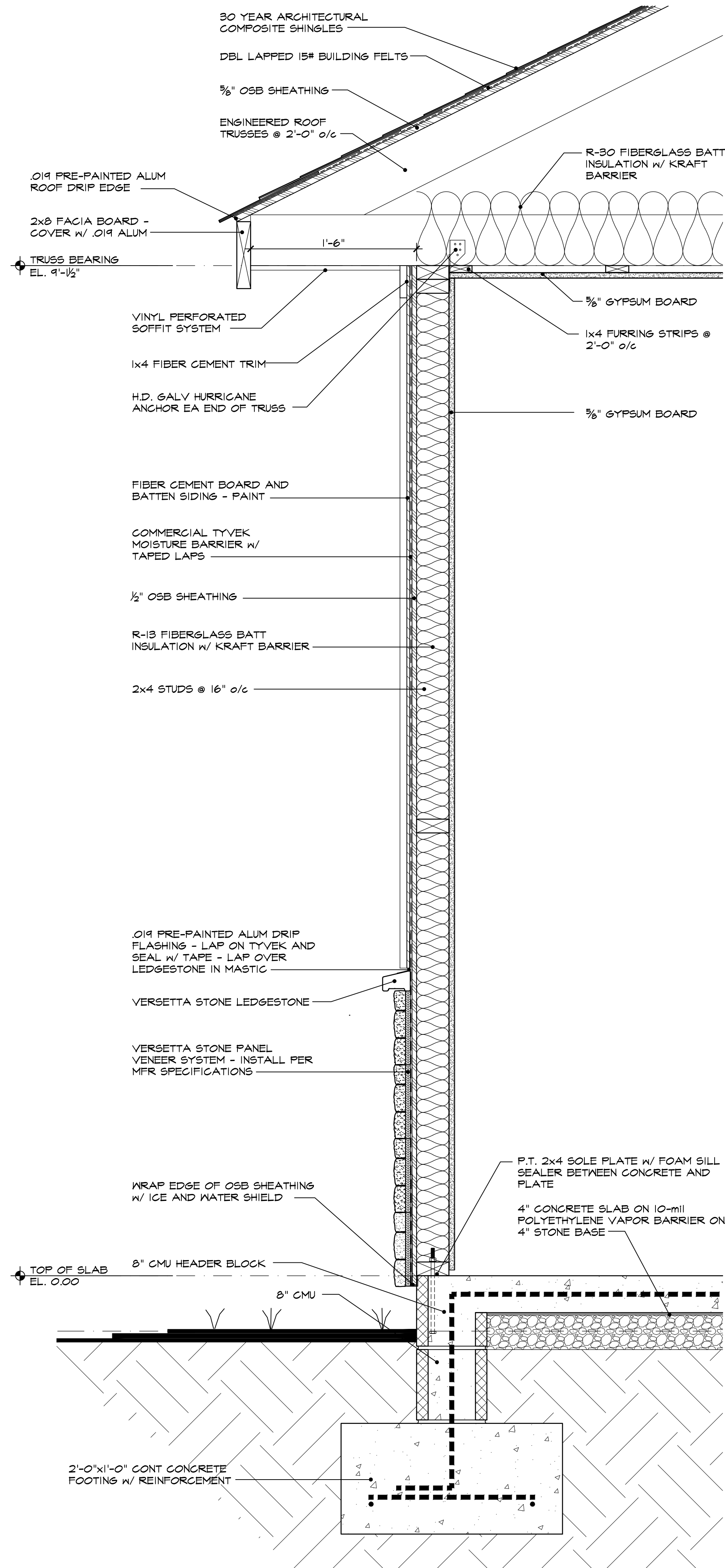
BUILDING SECTIONS
PARK OFFICE FOR
CHAU RAM
COUNTY PARK
WESTMINSTER, SOUTH CAROLINA

AADS
ADEPT DESIGN SERVICES
of SOUTH CAROLINA, LLC

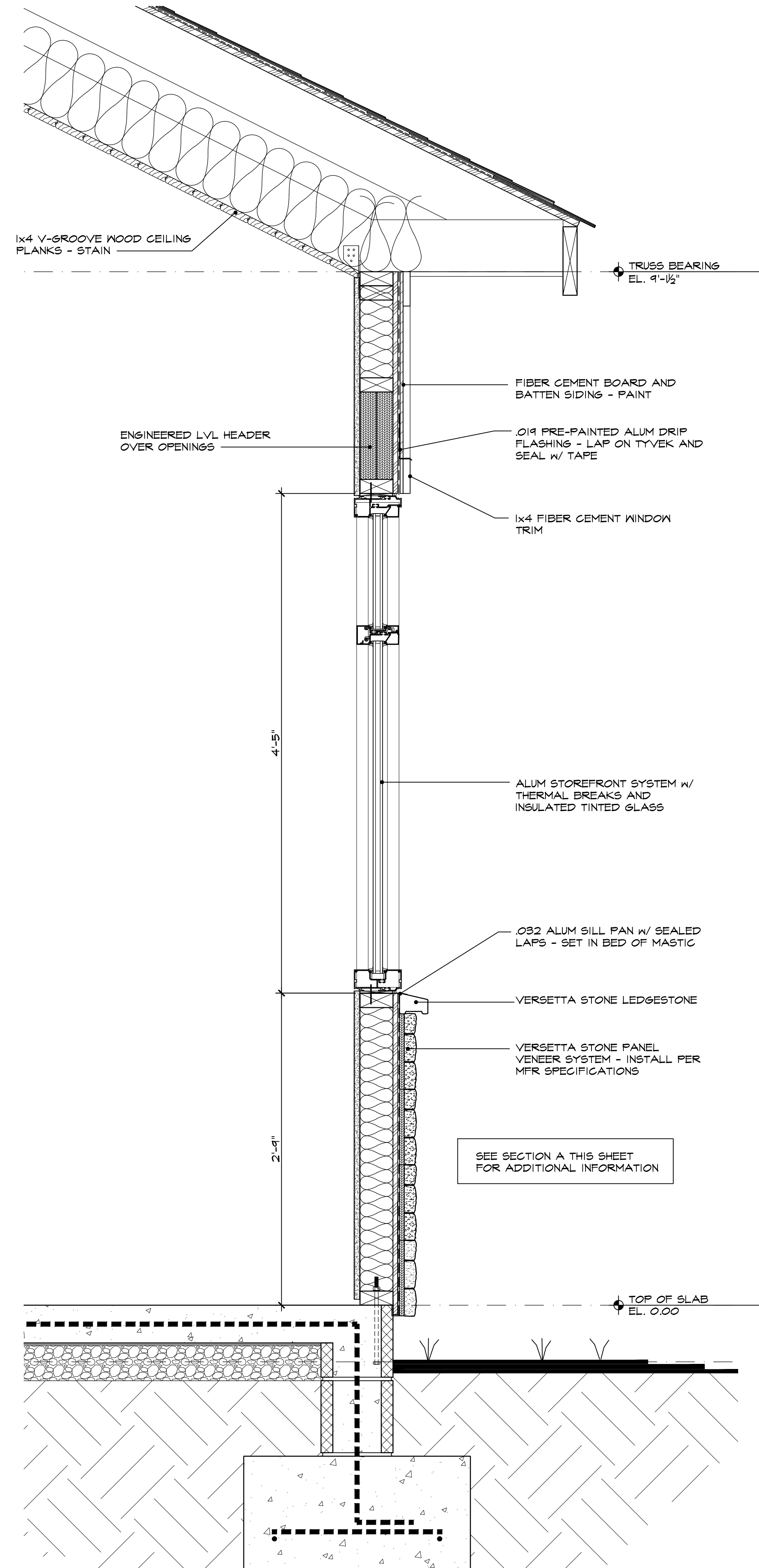
Project No. 18-015
Drawn by: EMB
Checked by: EMB
Date: 2019.02.11

DWG NO.
10 / 12

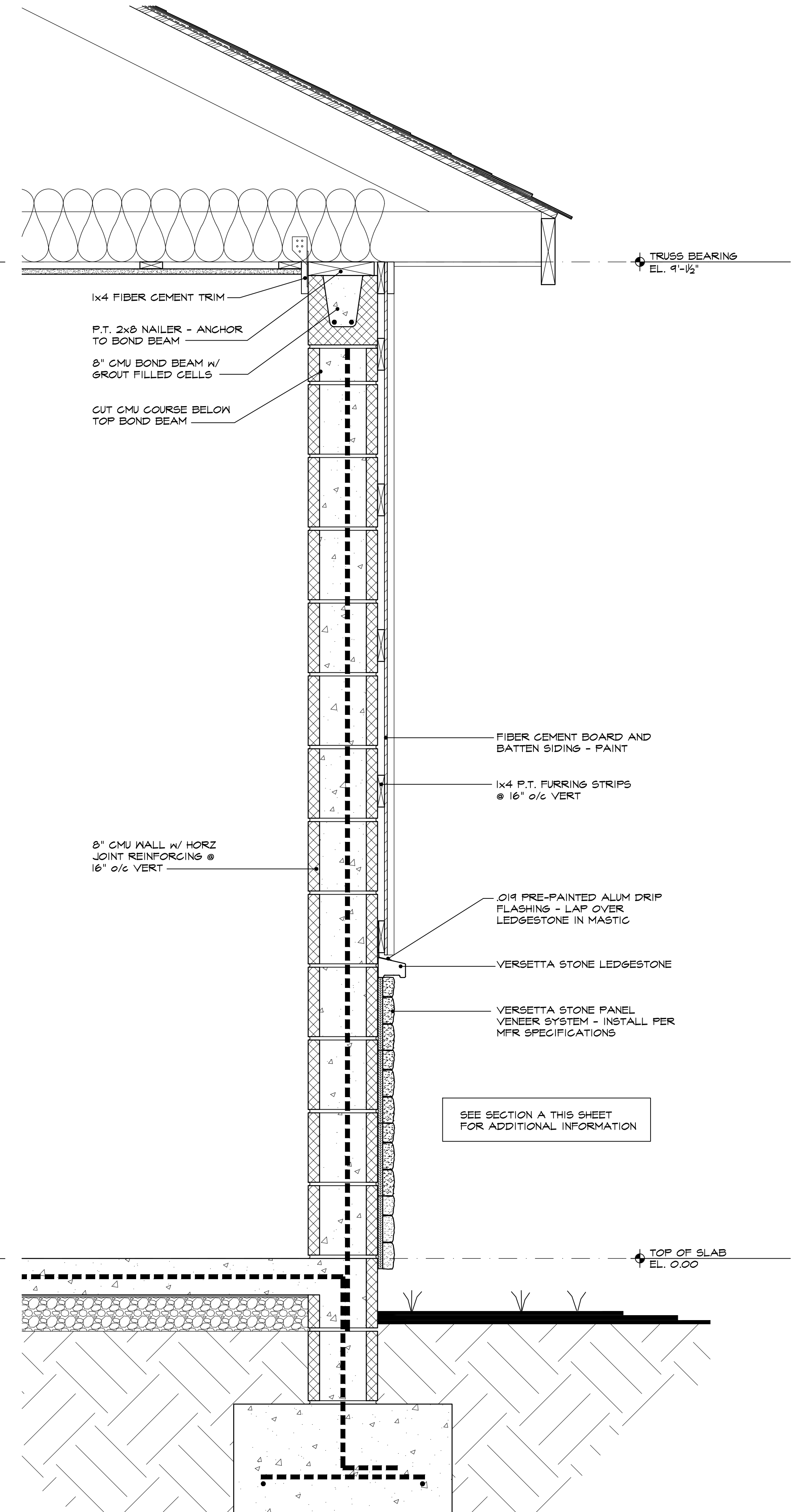
Copyright 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.



A TYPICAL STUD WALL SECTION
 1/2" = 1'-0"



B WALL SECTION - VAULTED CEILING
 1/2" = 1'-0"



C TYPICAL CMU WALL SECTION
 1/2" = 1'-0"

Revision Mark	Date

--

--

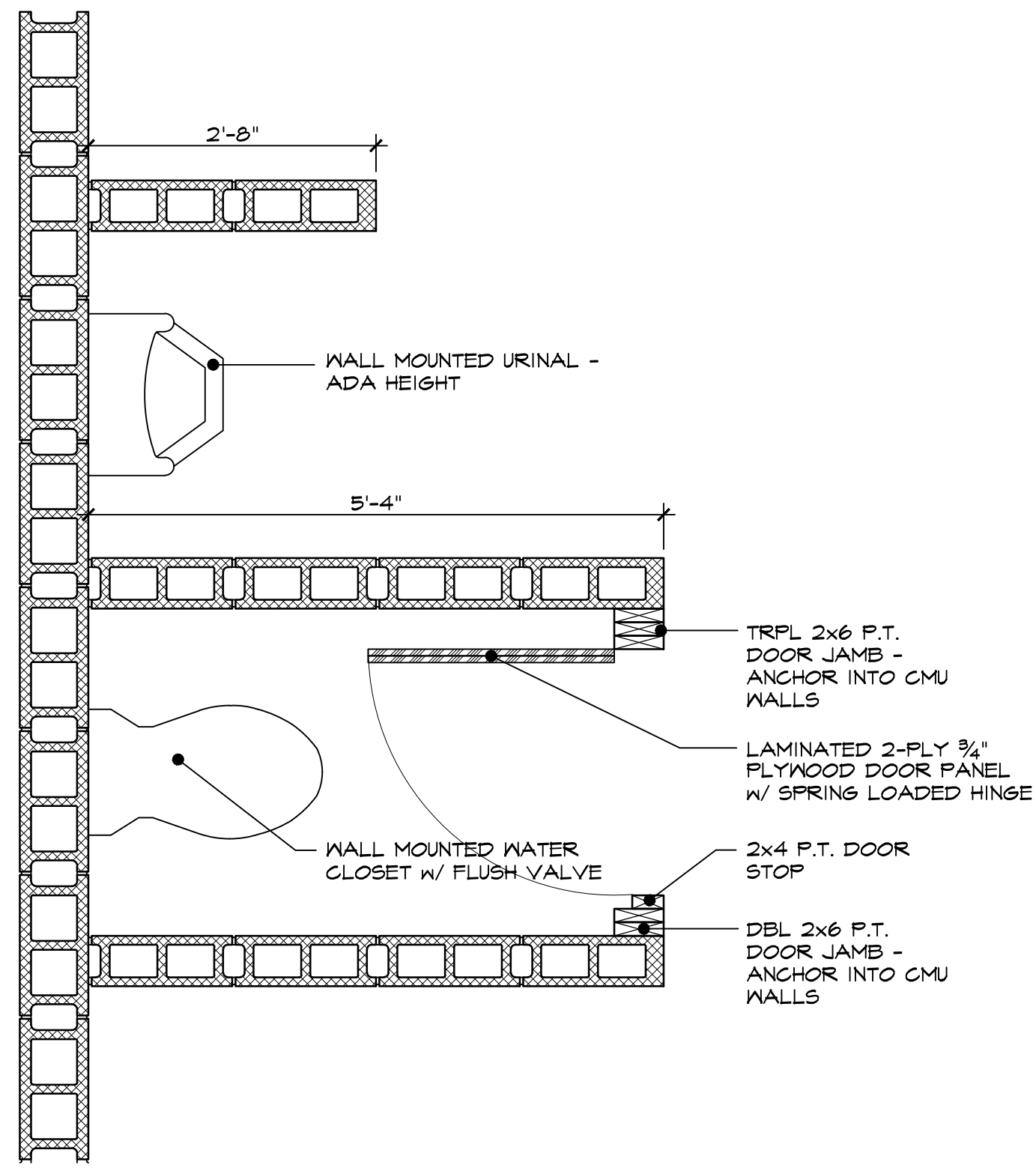
WALL SECTIONS
 PARK OFFICE FOR
CHAU RAM
COUNTY PARK
 WESTMINSTER, SOUTH CAROLINA

ADD S
 ADEPT DESIGN SERVICES
 of SOUTH CAROLINA, LLC

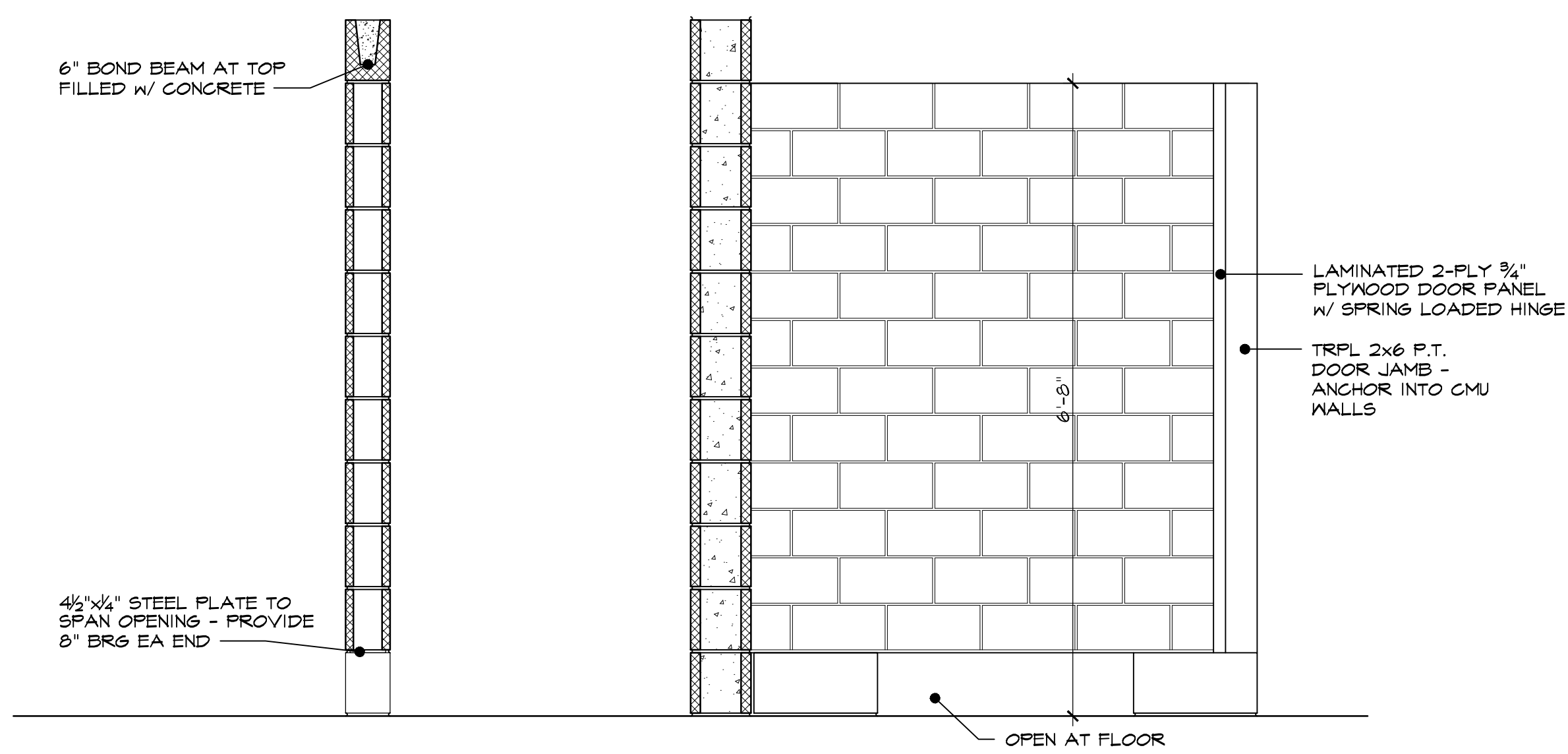
Project No.	18-015
Drawn by:	EMB
Checked by:	EMB
Date:	2019.02.11

DWG NO.
 11 / 12

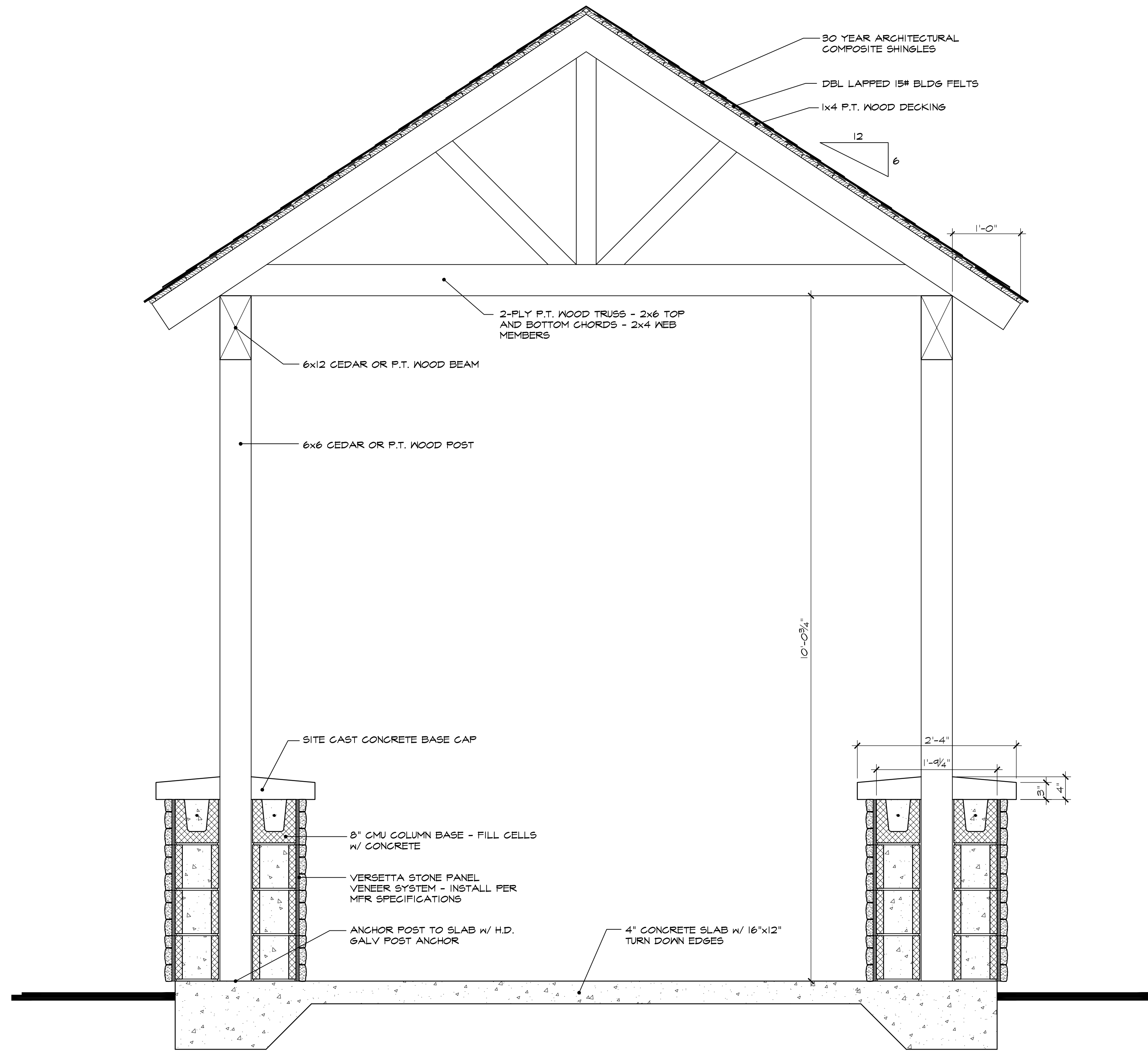
Copyright 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.



A TOILET PARTITION PLAN DETAILS
3/4" = 1'-0"



B TOILET PARTITION SECTIONS
3/4" = 1'-0"



C ENTRY SECTION
1" = 1'-0"

Revision Mark - Date

Copyright 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.

DETAILS
PARK OFFICE FOR
CHAU RAM
COUNTY PARK
WESTMINSTER, SOUTH CAROLINA

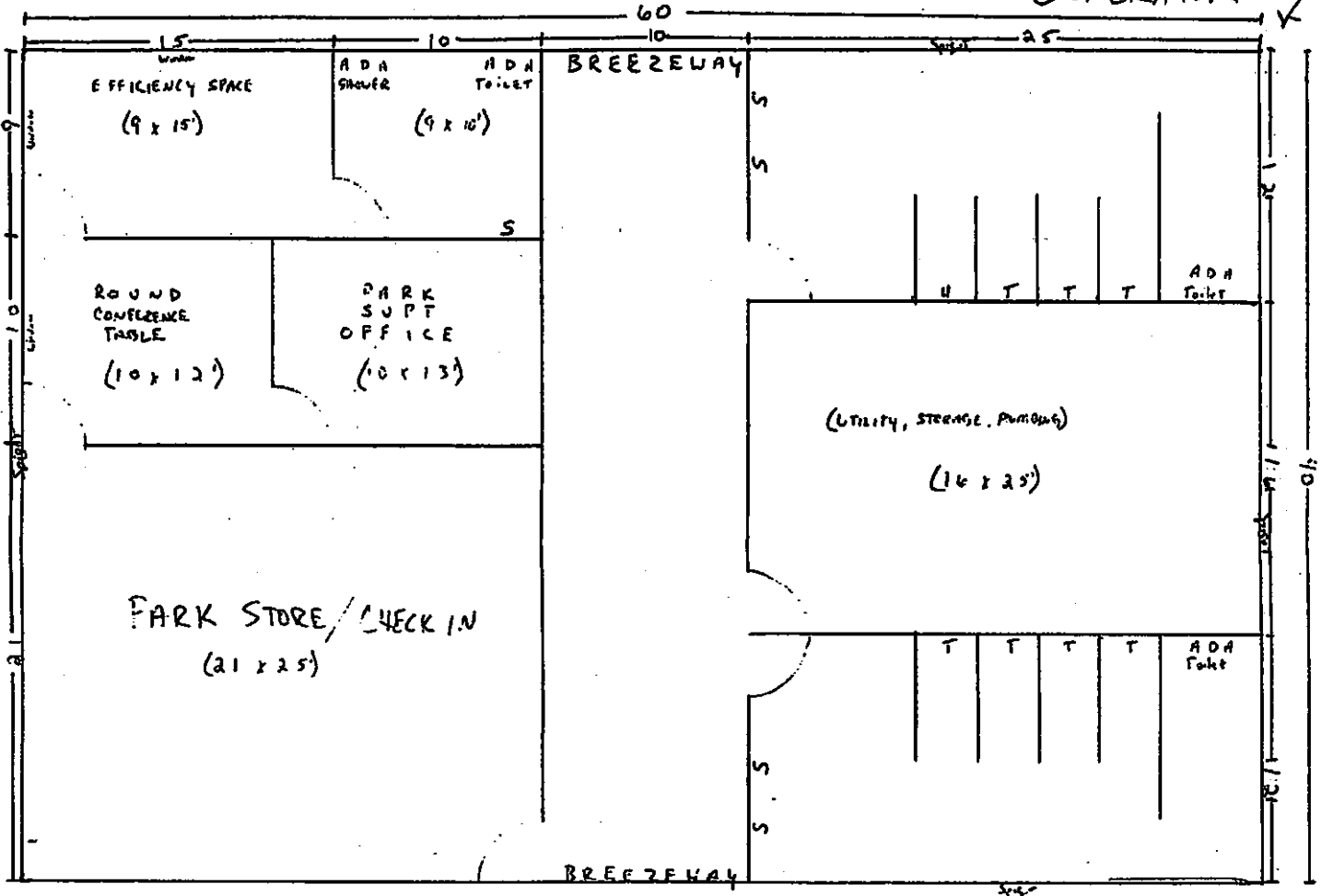
ADS
ADEPT DESIGN SERVICES
of SOUTH CAROLINA, LLC

Project No. 18-015
Drawn by: EMB
Checked by: EMB
Date: 2019.02.11

DWG NO.
12 / 12

WATER

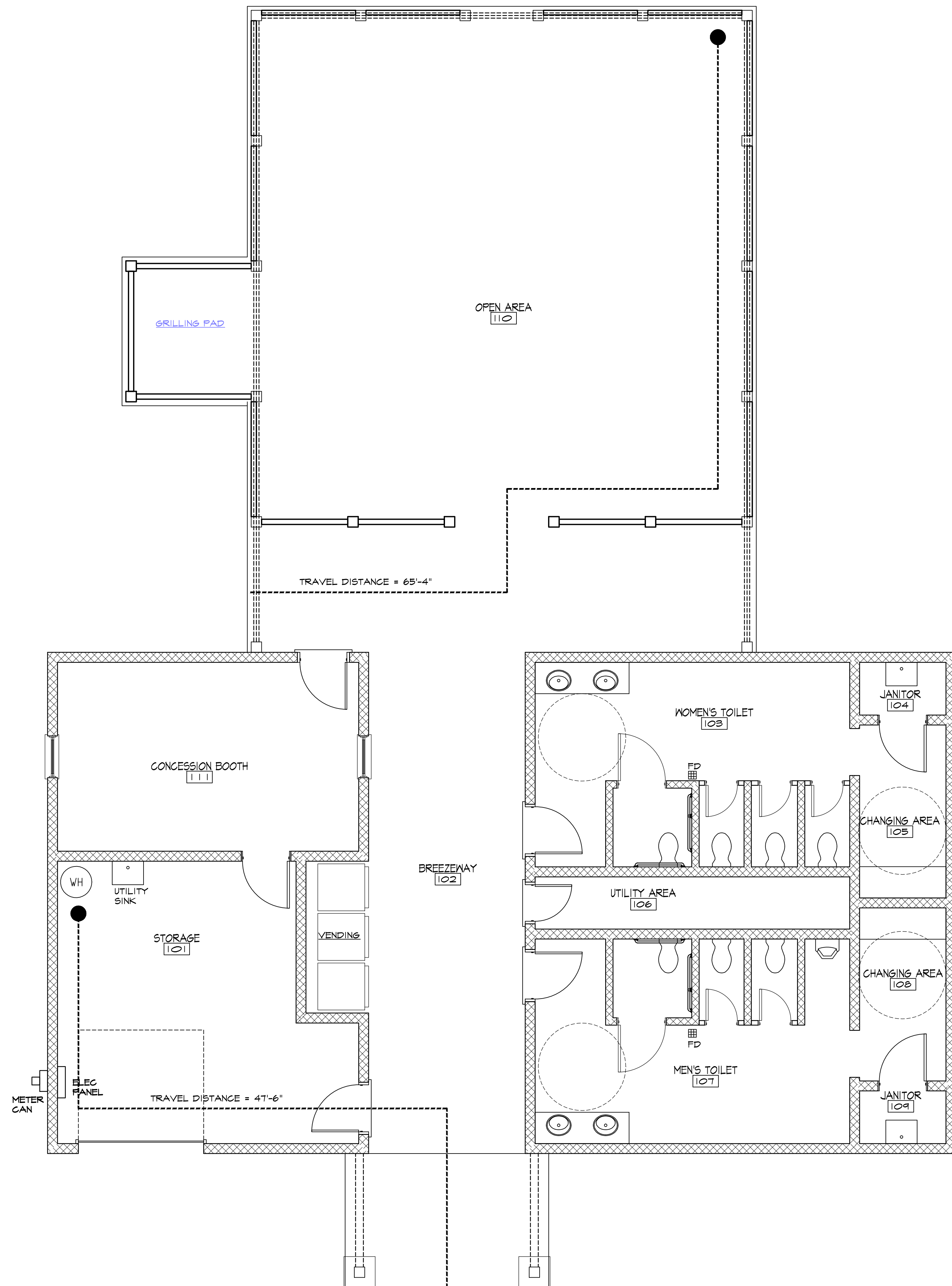
GENERATOR POWER



SEPTIC

SEPTIC TANK

NEW PARK SHELTER / STORAGE FOR HIGH FALLS COUNTY PARK SENECA, SOUTH CAROLINA



2015 INTERNATIONAL BUILDING CODE
 CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION
 311.2 - GROUP S-1 MODERATE HAZARD STORAGE OCCUPANCY
 312.1 - GROUP U UTILITY AND MISCELLANEOUS GROUP OCCUPANCY

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREA
 ALL BASED ON TYPE V-B CONSTRUCTION, NON-SPRINKLED

T504.3 - ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE
 GROUP S, U = 40 FT ACTUAL = 20 FT

T504.4 - ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
 GROUP S-1, U = 1 ACTUAL = 1

T506.2 - ALLOWABLE AREA FACTOR IN SQUARE FEET
 GROUP S-1 = 9,000 SF
 GROUP U = 5,500 SF ACTUAL = 3,106 SF UNDER ROOF COVER

508.3 - BUILDING IS MIXED OCCUPANCY, NON-SEPARATED

CHAPTER 6 - TYPES OF CONSTRUCTION
 602.5 - TYPE V CONSTRUCTION

T601 - FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS
 NO FIRE RESISTANCE RATING REQUIRED

T602 - FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE
 DISTANCE < 10' - 1 HOUR RATING DISTANCE ≥ 10' - NONE REQUIRED

CHAPTER 9 - FIRE PROTECTION SYSTEMS
 903.2.9 - FIRE SPRINKLER SYSTEM IS NOT REQUIRED
 - FIRE AREA LESS THAN 12,000 SF
 - FIRE AREA IS NOT MORE THAN 3 STORIES ABOVE GRADE PLANE
 - FIRE AREA USED FOR STORAGE OF COMMERCIAL MOTOR VEHICLES LESS THAN 5,000 SF

906 - FIRE EXTINGUISHERS SHALL BE INSTALLED PER NFPA 10

CHAPTER 10 - MEANS OF EGRESS
 T1004.1.2 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
 STORAGE AREAS = 300 SF PER OCCUPANT 656 SF / 300 SF PER OCCUPANT = 3 OCCUPANTS
 OPEN AREA = 50 OCCUPANTS MAXIMUM PER DIRECTION OF OWNER

T1006.2.1 - SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
 GROUP S - MAXIMUM OCCUPANT LOAD = 29 MAX COMMON PATH OF EGRESS DISTANCE = 100 FT
 GROUP U - MAXIMUM OCCUPANT LOAD = 49 MAX COMMON PATH OF EGRESS DISTANCE = 75 FT

T1017.2 - EXIT ACCESS TRAVEL DISTANCE
 GROUP S-1 = 200 FT
 GROUP U = 300 FT

GENERAL PROJECT NOTES

1. THIS PROJECT SHALL BE BUILT IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL MECHANICAL CODE, THE NATIONAL ELECTRIC CODE, THE INTERNATIONAL FIRE CODE, THE INTERNATIONAL ENERGY CONSERVATION CODE, AND ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION
2. THE DESIGNER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS
3. ALL DIMENSIONS ARE TO FACE OF STUD, EDGE OF CONCRETE SLAB, CENTERLINE OF COLUMNS AND CENTERLINES OF WINDOW OPENINGS UNLESS OTHERWISE NOTED
4. ALL DOORS ARE 6" FROM ADJACENT WALLS, OR CENTERED IN THE WALLS UNLESS OTHERWISE NOTED
5. THE CONTRACTOR SHALL CONTACT THE DESIGNER OR ENGINEERS SHOULD A DISCREPANCY BE DISCOVERED ON THESE DRAWINGS
6. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR COMPLYING WITH HANDICAP REGULATIONS INCLUDING 2010 ANSI 117.1 AND ADAAG

DRAWING INDEX

- 1 - COVER SHEET
- 2 - FOUNDATION PLAN
- 3 - FLOOR PLAN
- 4 - CEILING PLAN
- 5 - ROOF FRAMING PLAN
- 6 - ENLARGED FLOOR PLANS
- 7 - ELEVATIONS
- 8 - ELEVATIONS
- 9 - BUILDING SECTIONS
- 10 - WALL SECTIONS
- 11 - DETAILS

Copyright © 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.

Revision Mark - Date

COVER SHEET
 PARK SHELTER FOR
**HIGH FALLS
 COUNTY PARK**
 SENECA, SOUTH CAROLINA

ADDS
 ADEPT DESIGN SERVICES
 of SOUTH CAROLINA, LLC

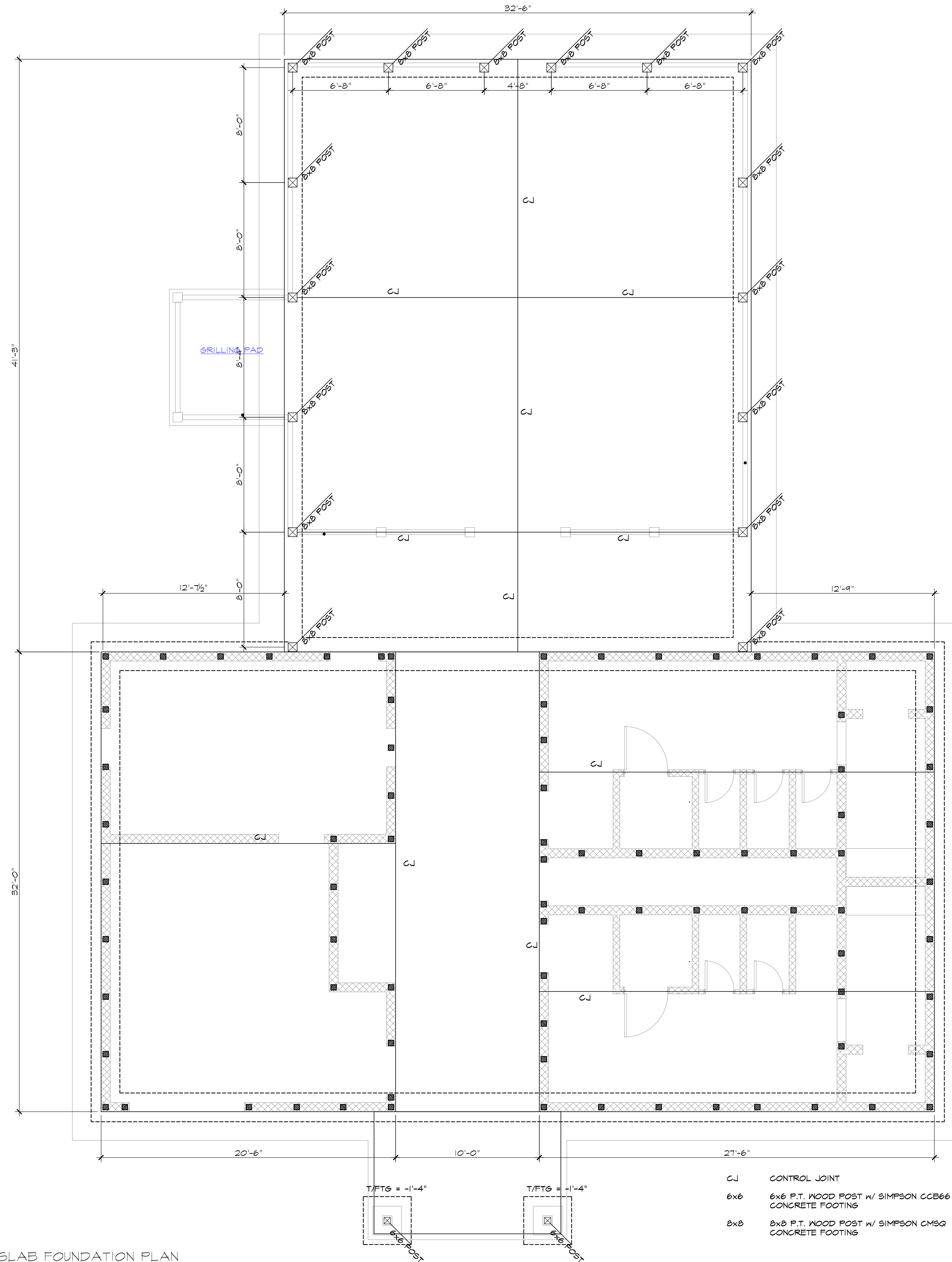
Project No. 18-016
 Drawn by: EMB
 Checked by: EMB
 Date: 2019.06.20

DWG NO.
 1 / 11

CONCRETE AND MASONRY NOTES

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318
2. ALL CONCRETE MASONRY UNITS - CMU - SHALL CONFORM TO ASTM C90, GRADE N TYPE II - MORTAR SHALL BE TYPE S
3. ALL MASONRY CELLS TO BE FILLED SHALL BE FILLED WITH 3,000 psi REINFORCED MASONRY GROUT - RMG - POURED IN 4'-0" LIFTS
4. CONCRETE MATERIALS SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED

FOUNDATION CONCRETE	3,000 psi
SLAB CONCRETE	3,000 psi
CONCRETE EXPOSED TO WEATHER	3,000 psi WITH 6% AIR ENTAINMENT
REINFORCING BARS	ASTM A615, GRADE 60
ANCHOR BOLTS, SLEEVES, AND OTHER EMBEDDED STEEL	A-36
- NOTE - CONCRETE SHALL MEET STRENGTH INDICATED IN 28 DAYS
5. ALL CONTINUOUS REINFORCING BARS SHALL BE TURNED AND LAPPED AT ALL CORNERS OF FOUNDATIONS
6. ALL REINFORCING SPLICES SHALL BE CLASS "B" PER ACI 301-09
7. PROVIDE CONTROL JOINTS (CJ) IN SLAB WHERE INDICATED ON THE DRAWING OR NOT TO EXCEED 400 SF. SAW JOINT AS SOON AS POSSIBLE AFTER FINISHING OPERATIONS WITHOUT CAUSING RAVELING OF THE SURFACE BUT NO LATER THAN 12 HOURS AFTER CONCRETE PLACEMENT
8. CONCRETE TEST CYLINDERS AND SLUMP TEST SHALL BE MADE FOR EACH BATCH OF CONCRETE. TEST RESULTS SHALL BE REPORTED IN WRITING TO THE OWNER WITHIN 48 HOURS AFTER TESTS ARE MADE
9. ALL MASONRY WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH ACI 530-08 AND ACI 530.1-08
10. CMU SHALL BE PLACED IN RUNNING BOND. JOINTS SHALL BE 3/8" CONCAVE TOOLED JOINTS
11. ALL CONTINUOUS REINFORCING BARS SHALL BE TURNED AND LAPPED AT ALL CORNERS AND INTERSECTIONS OF BOND BEAMS
12. USE FLUSH END BLOCKS AT CORNERS AND JAMBS
13. THIS IS NOT AN ENGINEERED DRAWING. IT SHOWS GENERAL SCOPE OF WORK FOR CONSTRUCTION. ALL FOOTINGS, BEARINGS, REINFORCING SHALL BE VERIFIED BY AN ENGINEER.



1 SLAB FOUNDATION PLAN
1/4" = 1'-0"

Revision Mark - Date

Copyright 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.

SLAB / FOUNDATION PLAN
PARK SHELTER FOR
HIGH FALLS
COUNTY PARK
SENECA, SOUTH CAROLINA

A D S
ADEPT DESIGN SERVICES
of SOUTH CAROLINA, LLC

Project No. 18-016
Drawn by: EMB
Checked by: EMB
Date: 2019.06.20

DWG NO.
2 / 11

FINISH NOTES:

ROOMS 101, 111
 FLOOR - SEALED CONCRETE SLAB
 WALLS - CMU w/ (2) COATS OF BLOCK FILLER - PAINT
 CEILING - PAINTED GYPSUM BOARD

ROOM 102
 FLOOR - CONCRETE SLAB w/ LIGHT BROOM FINISH
 WALLS - CMU w/ (2) COATS OF BLOCK FILLER - PAINT
 CEILING - VINYL SOFFIT MATERIAL

ROOMS 103-109
 FLOOR - SEALED CONCRETE SLAB
 WALLS - CMU w/ (2) COATS OF BLOCK FILLER - PAINT
 CEILING - PAINTED GYPSUM BOARD

AREA 110
 FLOOR - CONCRETE SLAB w/ LIGHT BROOM FINISH
 CEILING - OPEN STRUCTURE ABOVE

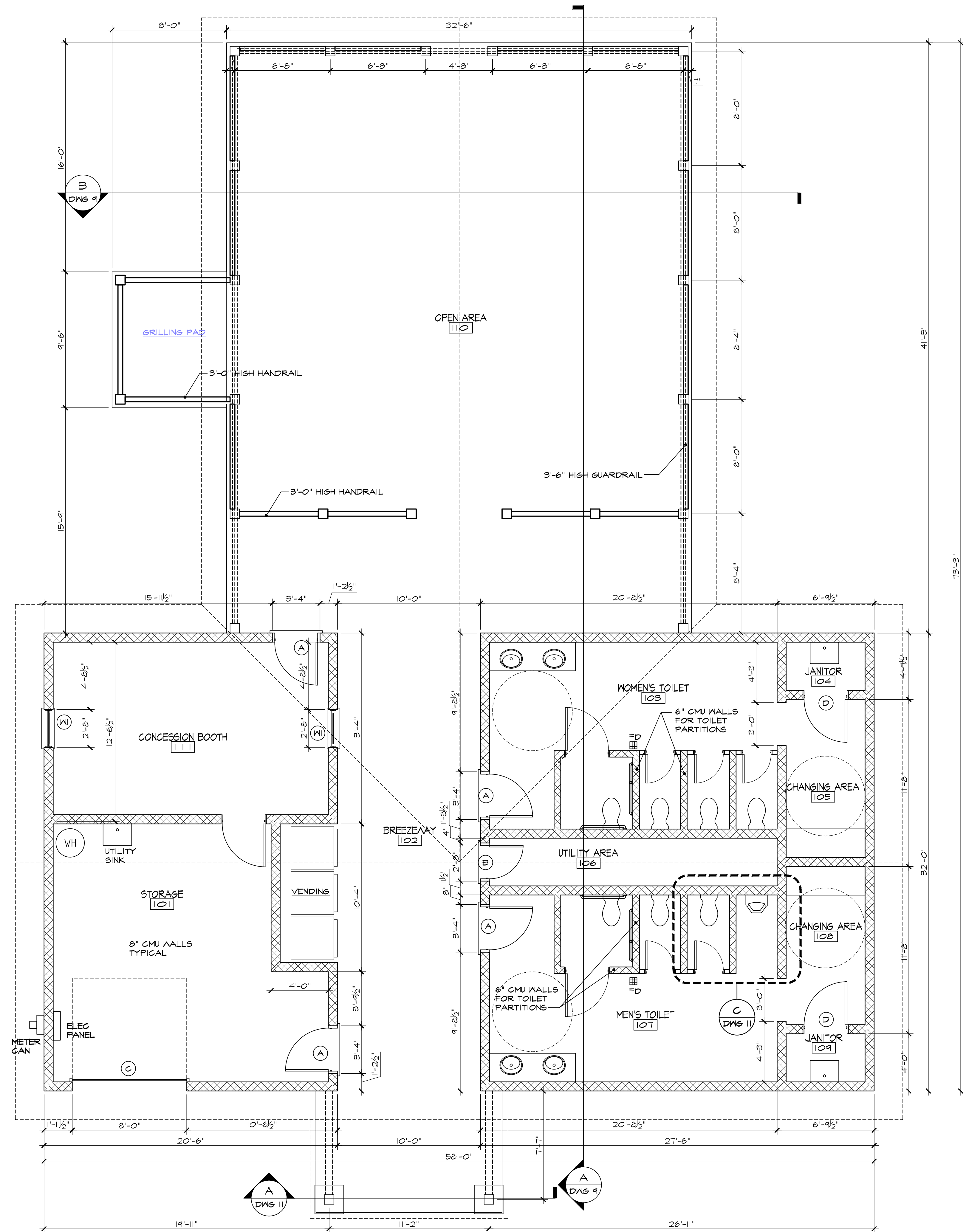
DOOR NOTES

- A - 3'-0"x7'-0"x1/4" H.M. DOOR IN H.M. FRAME - 4" HEAD ON FRAME - PAINT DOOR AND FRAME
- B - 2'-0"x7'-0"x1/4" H.M. DOOR IN H.M. FRAME - 4" HEAD ON FRAME - PAINT DOOR AND FRAME
- C - 8'-0"x8'-0" INSULATED SECTIONAL DOOR - MANUAL OPERATION
- D - 3'-0"x7'-0"x1/4" S.C. WOOD DOOR IN H.M. FRAME - 4" HEAD ON FRAME - PAINT DOOR AND FRAME

COORDINATE ALL DOOR HARDWARE, LOCKSETS, ETC WITH OWNER

WINDOW NOTES

- WI - 2'-8"x3'-4" DOUBLE HUNG WINDOW w/ 1" INSULATED GLASS - FRAME IS VINYL OR ALUMINUM AS SELECTED BY OWNER



1 FLOOR PLAN
 1/4" = 1'-0"

Revision Mark - Date

FLOOR PLAN
 PARK SHELTER FOR
HIGH FALLS
COUNTY PARK
 SENECA, SOUTH CAROLINA

S

A


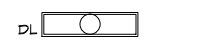





D

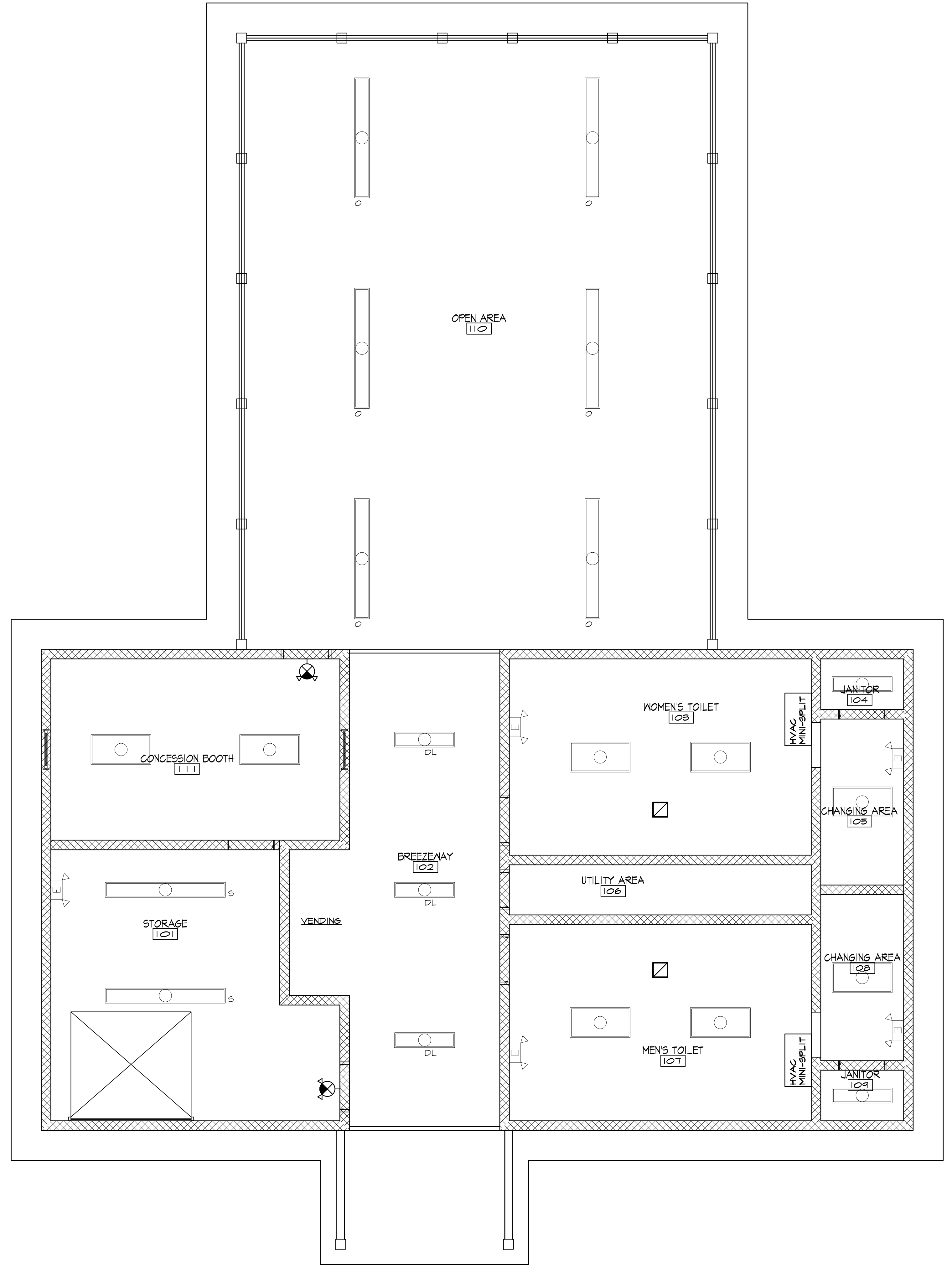
ADEPT DESIGN SERVICES
 of SOUTH CAROLINA, LLC

Project No. 18-016
 Drawn by: EMB
 Checked by: EMB
 Date: 2019.06.20

DWG NO.
 3
 11

Copyright 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.

- CEILING LEGEND**
-  HVAC EXHAUST FAN
 -  4'-0" SURFACE MOUNTED LED STRIP LIGHT FIXTURE - DL = DAMP LISTED
 -  8'-0" SURFACE MOUNTED LED STRIP SHOP LIGHT FIXTURE
 -  8'-0" SUSPENDED OUTDOOR LED STRIP LIGHT FIXTURE
 -  4'-0" SURFACE MOUNTED LED LIGHT FIXTURE
 -  WALL MOUNTED EMERGENCY EGRESS LIGHT FIXTURE
 -  ILLUMINATED EXIT SIGN w/ EMERGENCY EGRESS LAMPS



REFLECTED CEILING PLAN
1/4" = 1'-0"

Revision Mark - Date

FLOOR PLAN
PARK SHELTER FOR
HIGH FALLS COUNTY PARK
SENECA, SOUTH CAROLINA

ADS
ADEPT DESIGN SERVICES
of SOUTH CAROLINA, LLC

Project No. 18-016
Drawn by: EMB
Checked by: EMB
Date: 2019.06.20

DWG NO.
4 / 11

Copyright 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.

WOOD NOTES:

1. ALL STRUCTURAL LUMBER MEMBERS SHALL BE SOUTHERN YELLOW PINE NO. 2 WITH THE FOLLOWING CHARACTERISTICS
Fv = 90 psf Pd = 1,250 psf E = 1,600,000 psf MOISTURE CONTENT = 19% OR LESS
2. ALL LUMBER OR TIMBER EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR EARTH SHALL BE PRESSURE TREATED (P.T.) IN ACCORDANCE WITH ANPA C2-81 WITH CGA TO A RETENTION OF 0.25 lb / cu. ft. BY ASSAY
3. WOOD ROOF TRUSSES SHALL BE SPACED AT 2'-0" o/c MAXIMUM. TRUSS MANUFACTURER SHALL DETERMINE ACTUAL TRUSS SPACING REQUIRED TO MEET LOADINGS GIVEN AND SHALL BE DESIGNED FOR 90 mph WIND LOAD, ADJUSTED FOR HEIGHT IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE STANDARDS.

TYPICAL LOADINGS:
TOP CHORD: LL = 20 psf BOTTOM CHORD
TYPICAL: LL = 10 psf
BOTTOM CHORD ATTIC AREA: LL = 40 psf
TYPICAL DEAD LOAD (DL) = 20 psf

ALL TRUSSES UNDER STICK FRAMED AREAS OR VALLEY JACKS SHALL BE DESIGNED FOR AN ADDITIONAL TOP CHORD DL OF 10 psf

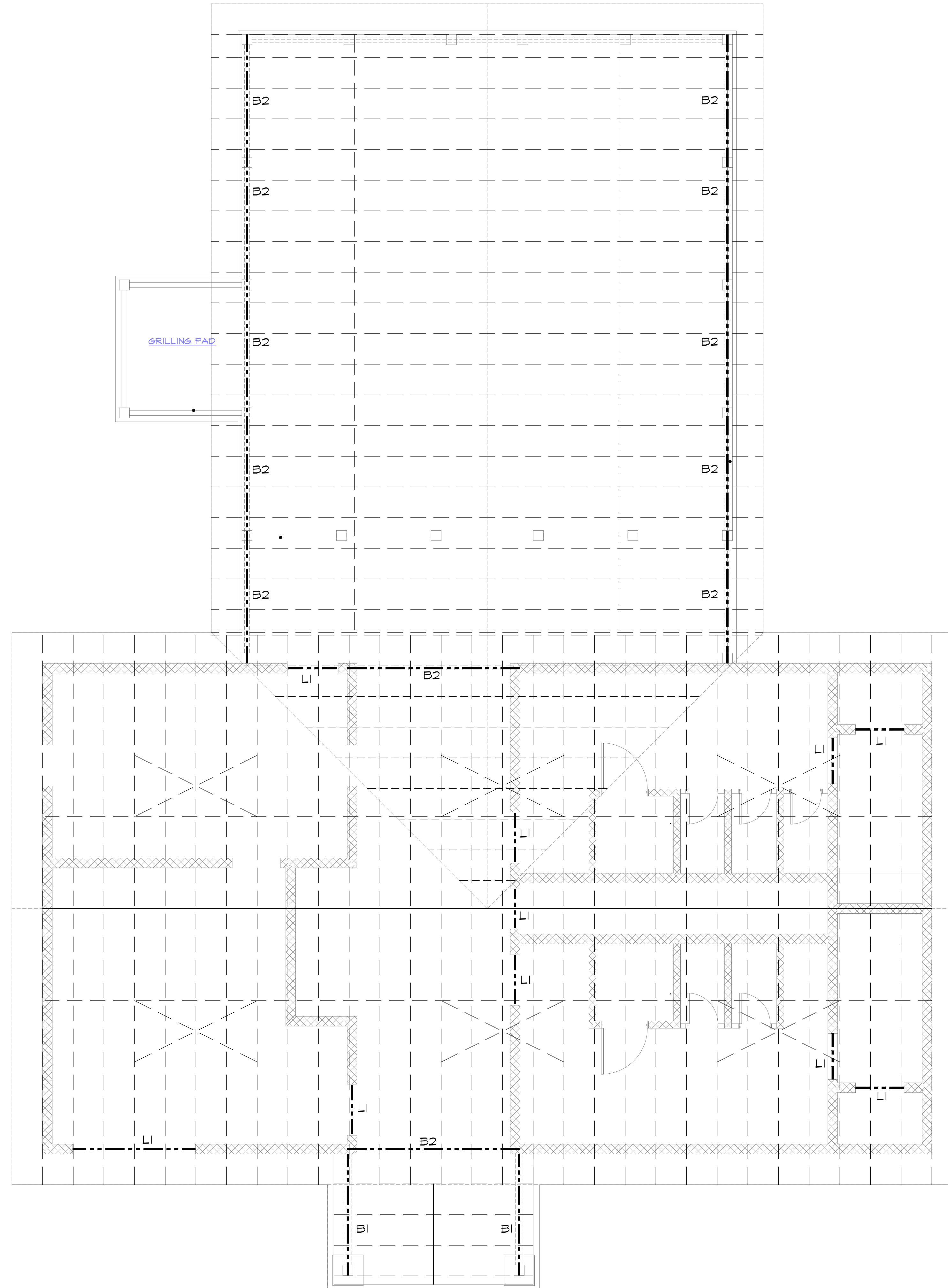
4. TRUSS MANUFACTURER IS TO PROVIDE ROOF TRUSS SHOP DRAWINGS FOR APPROVAL STAMPED BY A REGISTERED PROFESSIONAL ENGINEER AND SHOWING ALL LOADS, MEMBER SIZED, STRESSES, DEFLECTIONS AND REACTIONS. ERECTION DRAWINGS SHOWING ERECTION DETAILS, TRUSS LOCATIONS, TEMPORARY BRACING SYSTEMS AND PERMANENT LATERAL BRACING REQUIREMENTS OF TRUSS MEMBERS ARE TO BE SUBMITTED WITH SHOP DRAWINGS. TRUSSES ARE NOT TO BE FABRICATED WITHOUT SHOP DRAWING REVIEW
5. ALL TRUSSES TO BE ANCHORED WITH SIMPSON H3 HURRICANE ANCHORS OR APPROVED EQUAL ANCHORS AT EXTERIOR BEARING
6. TOP AND BOTTOM CHORDS OF ALL TRUSSES TO BE 2 x 6 LUMBER MINIMUM
7. TRUSS MANUFACTURER IS RESPONSIBLE FOR DESIGNING AND SUPPLYING ALL OF THE TRUSS AND TRUSS GIRDER CONNECTIONS
8. TRUSS MANUFACTURER SHALL PROVIDE ALL SCISSOR, STEPPED, FIGGY-BACK, VALLEY, MONO HIP AND CORNER JACK TRUSSES OR GIRDER TRUSSES NECESSARY TO PROVIDE RIDGE OR VALLEY LINES, FLAT OR SLOPED CEILING, AND OVERHANGS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED ON FRAMING PLANS
9. ALL TRUSSES SHALL BE DESIGNED AND FABRICATED AS REQUIRED TO LIMIT TOTAL HORIZONTAL DEFLECTION TO 1" MAXIMUM WHEN SUPPORTING DEAD PLUS LIVE LOADS, WITH ONE END FREE TO MOVE AT BEARING
10. NUMBER OF PLYS REQUIRED FOR ALL GIRDER TRUSSES SHALL BE DETERMINED BY TRUSS MANUFACTURER TO SUPPORT LOADING AND REQUIREMENTS INDICATED
11. TRUSS MANUFACTURER IS RESPONSIBLE FOR DESIGNING TOP CHORD EXTENSIONS TO LENGTH INDICATED AND LIMITING DEFLECTIONS TO $\frac{1}{600}$ LIVE LOAD DEFLECTION - L / 240 TOTAL LOAD DEFLECTION
12. ROOF SHEATHING SHALL BE $\frac{5}{8}$ " OSB $\frac{3}{4}$ " APA RATED SHEATHING, EXPOSURE I, NAIL SHEATHING AT PANEL EDGES @ 6" o/c AND INTERIOR SUPPORTS @ 12" o/c WITH 8d NAILS. FACE GRAIN TO BE NINETY DEGREE SUPPORTS
13. PROPER ERECTION BRACING SHALL BE INSTALLED TO HOLD THE TRUSSES TRUE AND PLUMB AND IN A SAFE CONDITION UNTIL PERMANENT TRUSS BRACING AND BRIDGING CAN BE SOLIDLY NAILED IN PLACE TO FORM A STRUCTURALLY SOUND ROOF FRAMING SYSTEM. ALL ERECTION AND PERMANENT LATERAL BRACING SHALL BE INSTALLED AND ALL COMPONENTS PERMANENTLY FASTENED BEFORE THE APPLICATION OF ANY LOADS
14. ALL STUD WALLS SHALL HAVE MID-HEIGHT BRIDGING
15. THIS IS NOT AN ENGINEERED DRAWING. IT SHOWS GENERAL SCOPE OF WORK. ALL BRACING, MEMBER SIZING, ETC SHALL BE VERIFIED BY AN ENGINEER

LINTEL AND BEAM SCHEDULE

B1 - 6x12 HEAVY TIMBER BEAM

B2 - (3) PLY 2x10 BEAM

L1 - CMU BOND BEAM LINTEL - VERIFY LENGTH AND BEARING REQUIREMENTS



1 ROOF FRAMING PLAN
1/4" = 1'-0"

Revision Mark - Date

ROOF FRAMING PLAN
PARK SHELTER FOR
HIGH FALLS
COUNTY PARK
SENECA, SOUTH CAROLINA

ADEPT DESIGN SERVICES
of SOUTH CAROLINA, LLC

Project No. 18-016
Drawn by: EMB
Checked by: EMB
Date: 2019.06.20

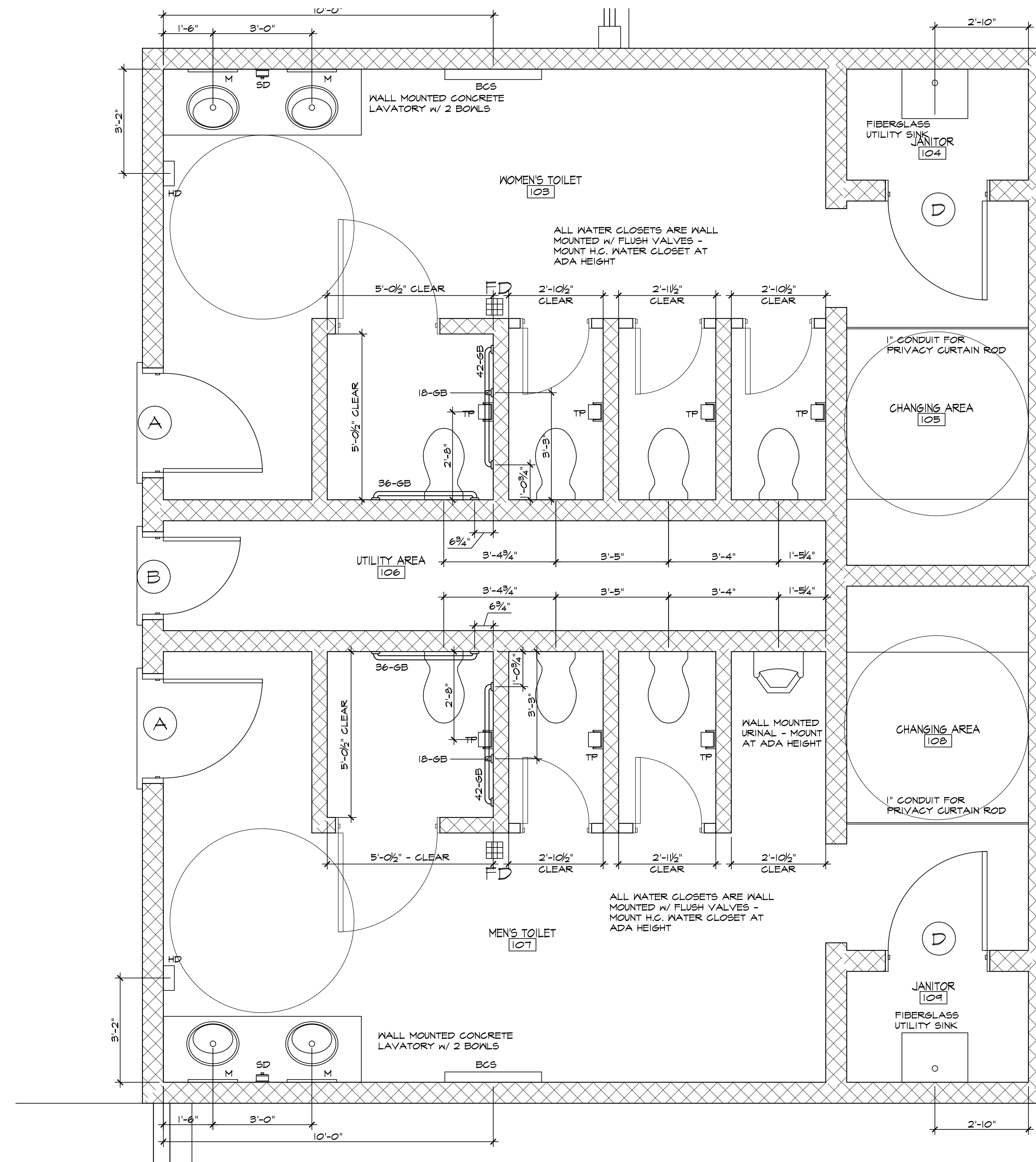
DWG NO.
5
11

Copyright 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.

TOILET ACCESSORIES NOTES

LOCATE ALL ACCESSORIES AS SHOWN ON PLAN AND BASED ON INFORMATION BELOW - ALL ACCESSORIES TO BE LOCATED PER LATEST EDITION OF ANSI 117.1 AND ADAAG

- M - 18"x36" MIRROR w/ S.S. BORDER EDGE - MOUNT @ 3'-4" A.F.F. TO REFLECTIVE SURFACE OF MIRROR
- SD - SOAP DISPENSER - MOUNT @ 3'-6" A.F.F. TO DISPENSER SPOUT
- PT - SURFACE MOUNTED PAPER TOWEL DISPENSER - MOUNT @ 3'-6" A.F.F. TO PAPER TOWEL DISPENSER SLOT
- HD - ELECTRIC HAND DRYER - MOTION ACTIVATED - MOUNT @ 42" A.F.F. TO BOTTOM OF UNIT
- TP - TOILET TISSUE DISPENSER - MOUNT @ 1'-9" A.F.F. TO CENTER OF UNIT
- 36-GB - 36" LONG HORIZONTAL GRAB BAR w/ PEENED SURFACE - MOUNT @ 2'-10" A.F.F. TO TOP OF GRAB BAR
- 42-GB - 42" LONG HORIZONTAL GRAB BAR w/ PEENED SURFACE - MOUNT @ 2'-10" A.F.F. TO TOP OF GRAB BAR
- 18-GB-V - 18" LONG VERTICAL GRAB BAR w/ PEENED SURFACE - MOUNT @ 3'-3" A.F.F. TO BOTTOM OF GRAB BAR
- BCS - SURFACE MOUNTED HORIZONTAL BABY DIAPER CHANGING STATION



1 ENLARGED TOILET FLOOR PLANS
1/2" = 1'-0"

Revision Mark - Date

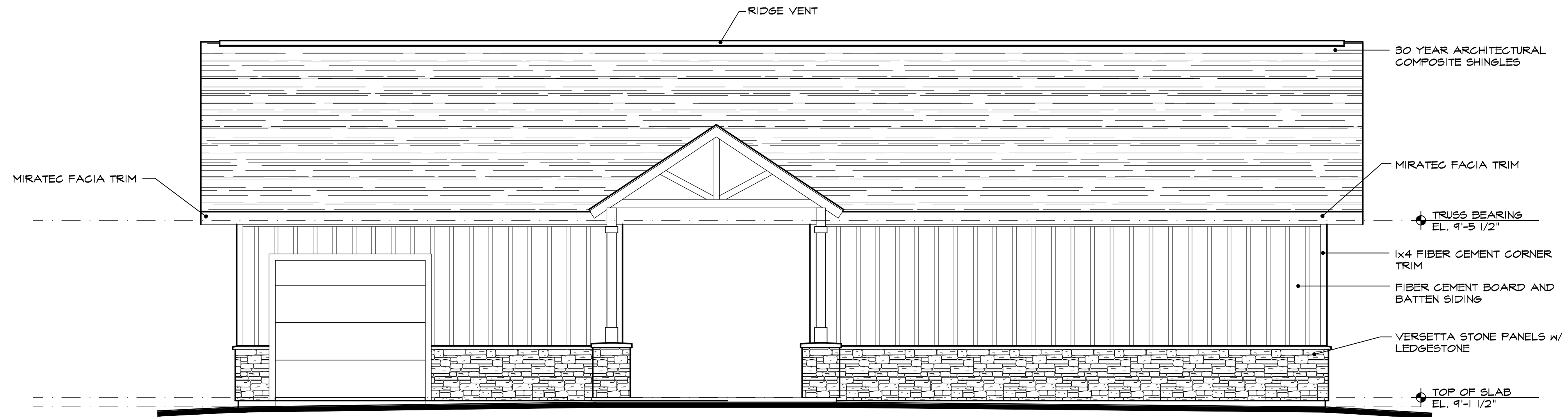
Copyright 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.

ENLARGED TOILETS FLOOR PLAN
 PARK SHELTER FOR
HIGH FALLS
COUNTY PARK
 SENECA, SOUTH CAROLINA

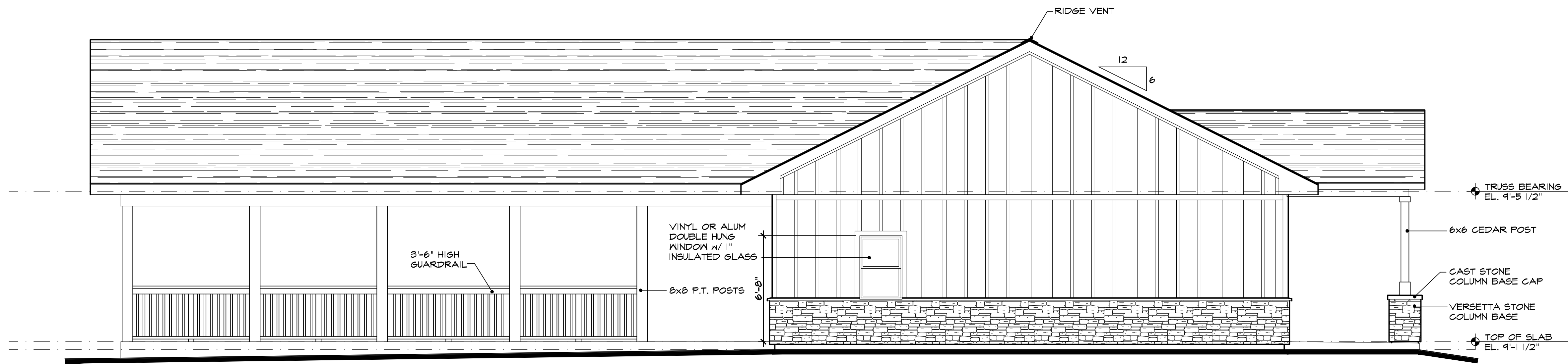
A D E P T
DESIGN SERVICES
 of SOUTH CAROLINA, LLC

Project No. 18-016
 Drawn by: EMB
 Checked by: EMB
 Date: 2019.06.20

DWG NO.
6
11



1 FRONT ENTRY ELEVATION
1/4" = 1'-0"



2 GRILLING PATIO SIDE ELEVATION
1/4" = 1'-0"

Revision Mark - Date

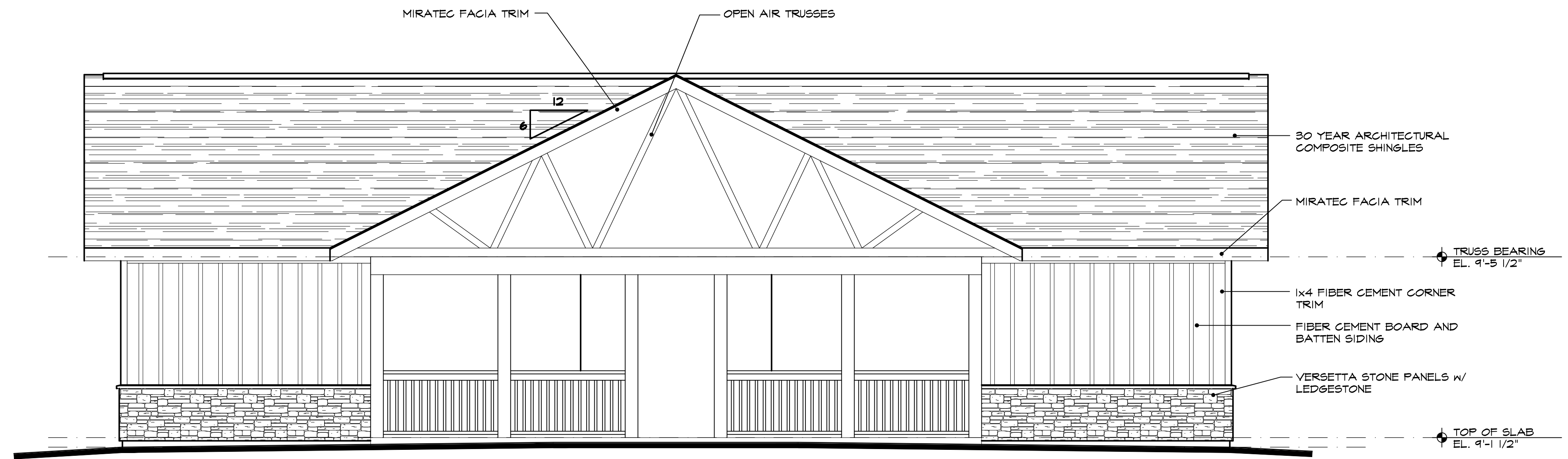
Copyright 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.

ELEVATIONS
PARK SHELTER FOR
HIGH FALLS
COUNTY PARK
SENECA, SOUTH CAROLINA

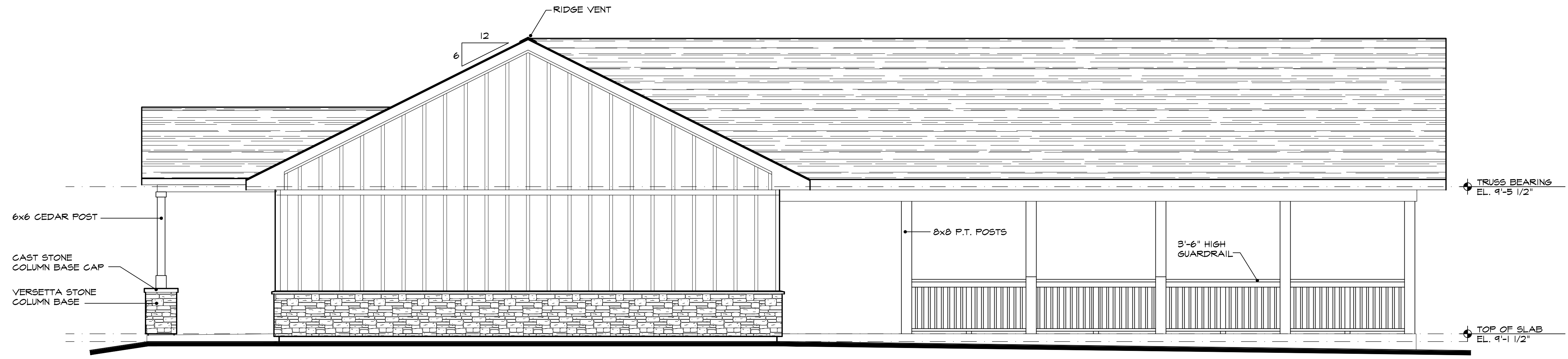
A D S
ADEPT DESIGN SERVICES
of SOUTH CAROLINA, LLC

Project No. 18-016
Drawn by: EMB
Checked by: EMB
Date: 2019.06.20

DWG NO.
7 / 11



1 DOCK SIDE (REAR) ELEVATION
1/4" = 1'-0"



2 SIDE ELEVATION
1/4" = 1'-0"

Revision Mark	Date

--	--

--	--

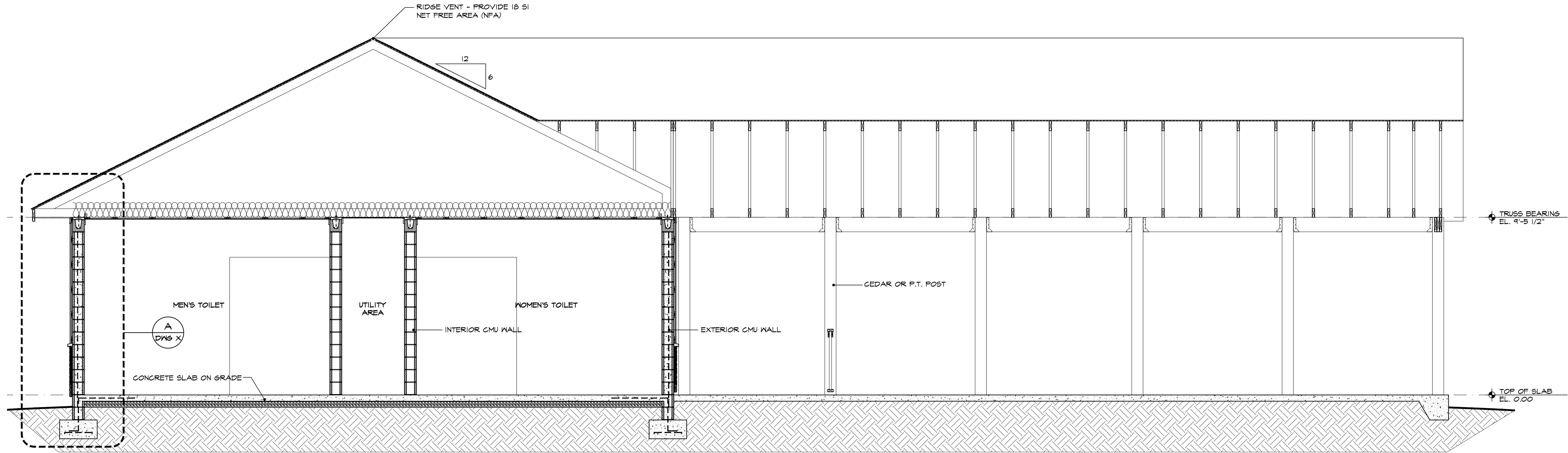
ELEVATIONS
PARK SHELTER FOR
**HIGH FALLS
COUNTY PARK**
SENECA, SOUTH CAROLINA

A D S
ADEPT DESIGN SERVICES
of SOUTH CAROLINA, LLC

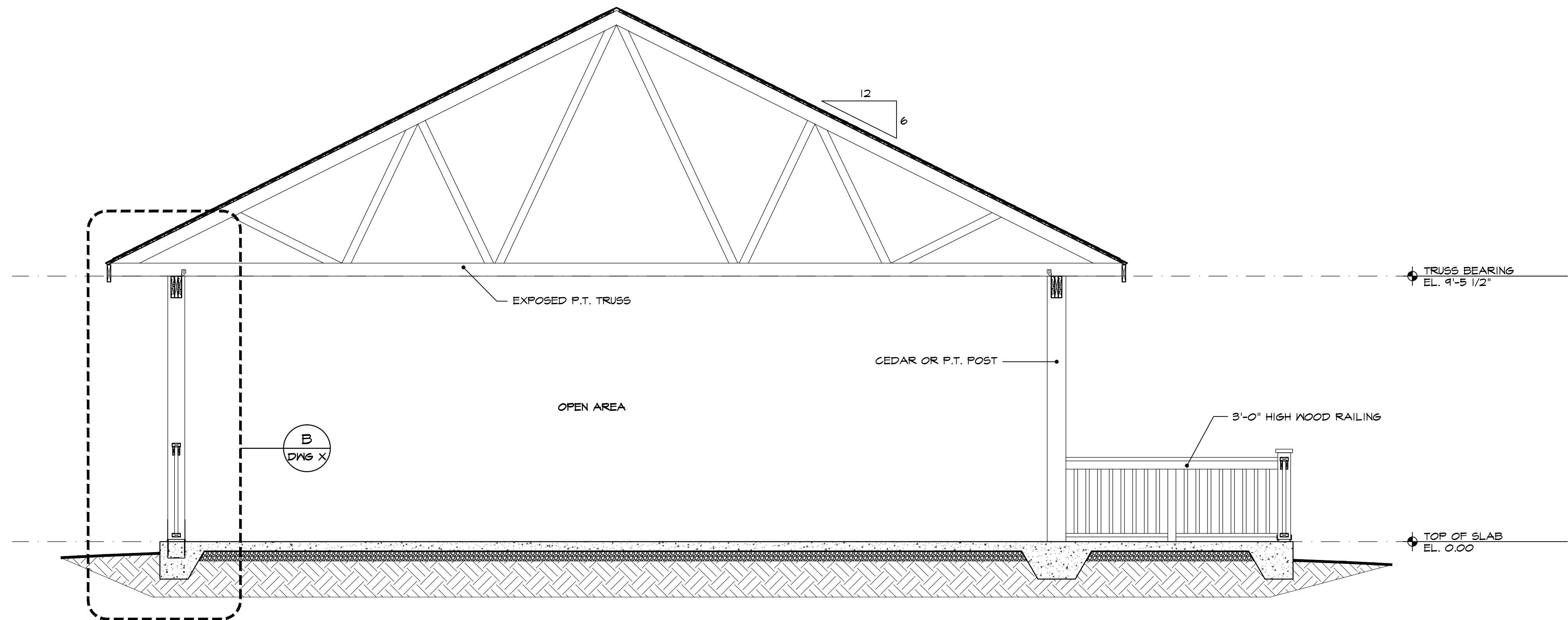
Project No.	18-016
Drawn by:	EMB
Checked by:	EMB
Date:	2019.06.20

DWG NO.
8
11

Copyright 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.



A BUILDING SECTION
3/8" = 1'-0"



B BUILDING SECTION
3/8" = 1'-0"

Revision Mark - Date

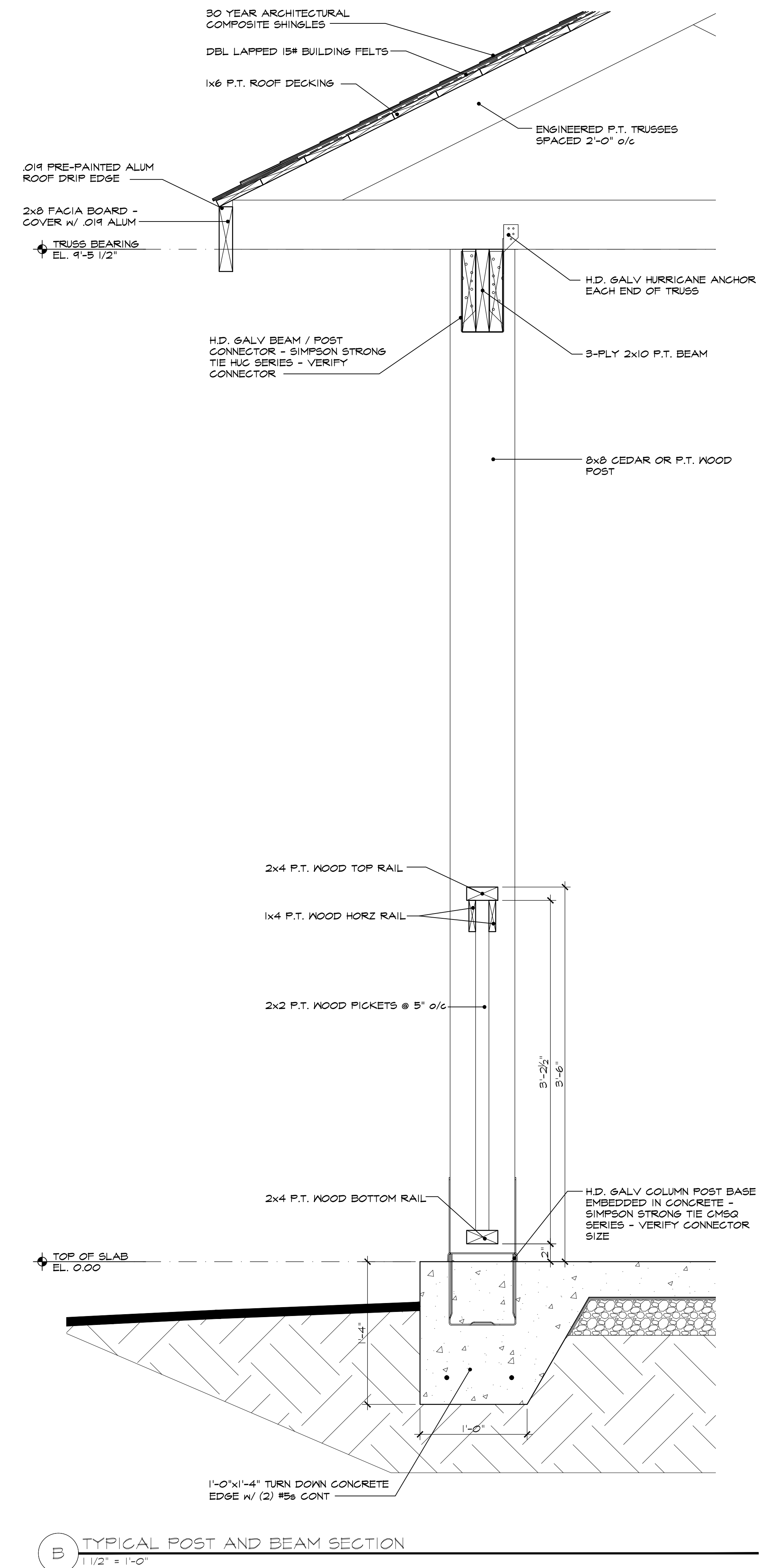
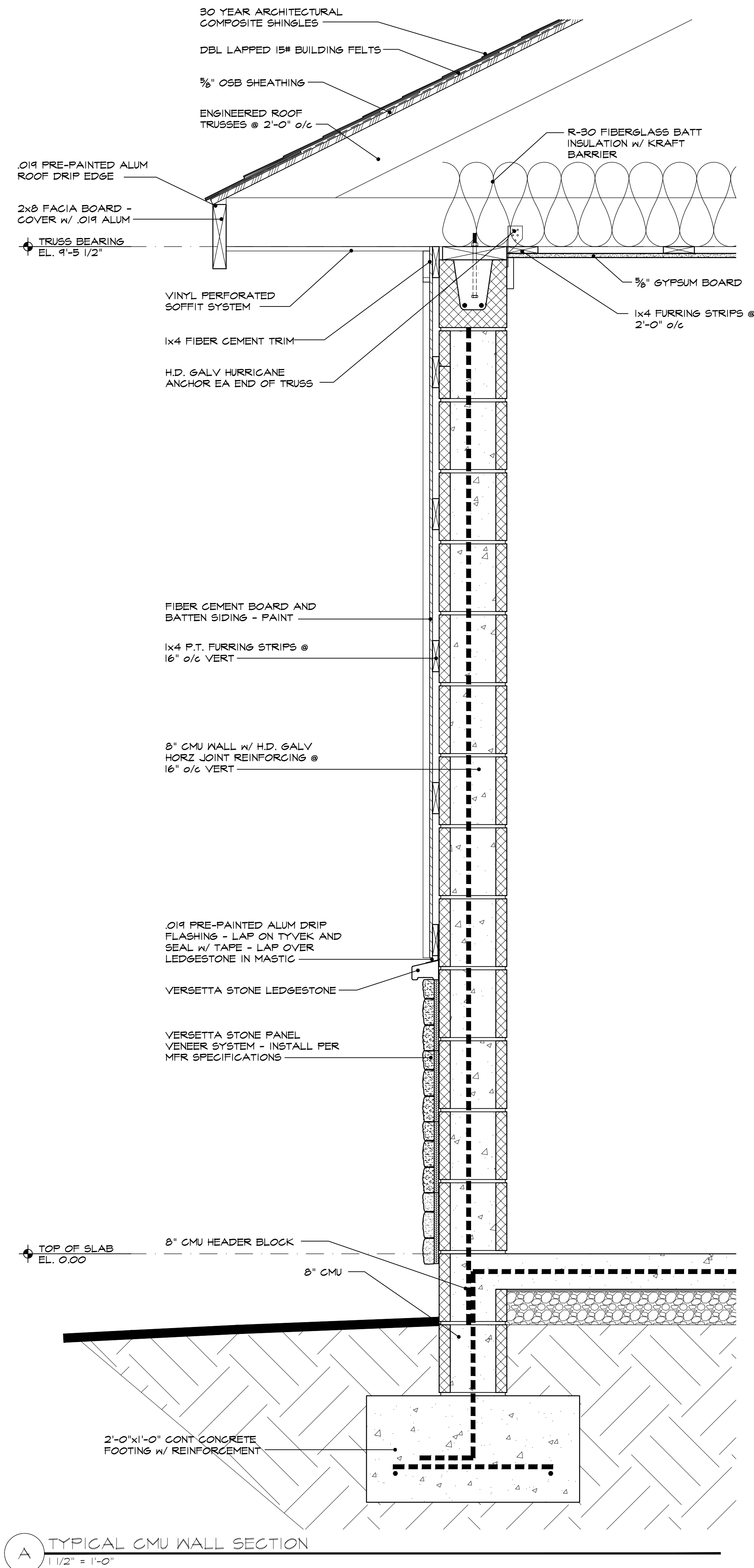
Copyright 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.

BUILDING SECTIONS
 PARK SHELTER FOR
HIGH FALLS
COUNTY PARK
 SENECA, SOUTH CAROLINA

A D S
ADEPT DESIGN SERVICES
 of SOUTH CAROLINA, LLC

Project No. 18-016
 Drawn by: EMB
 Checked by: EMB
 Date: 2019.06.20

DWG NO.
9
 11



Revision Mark - Date

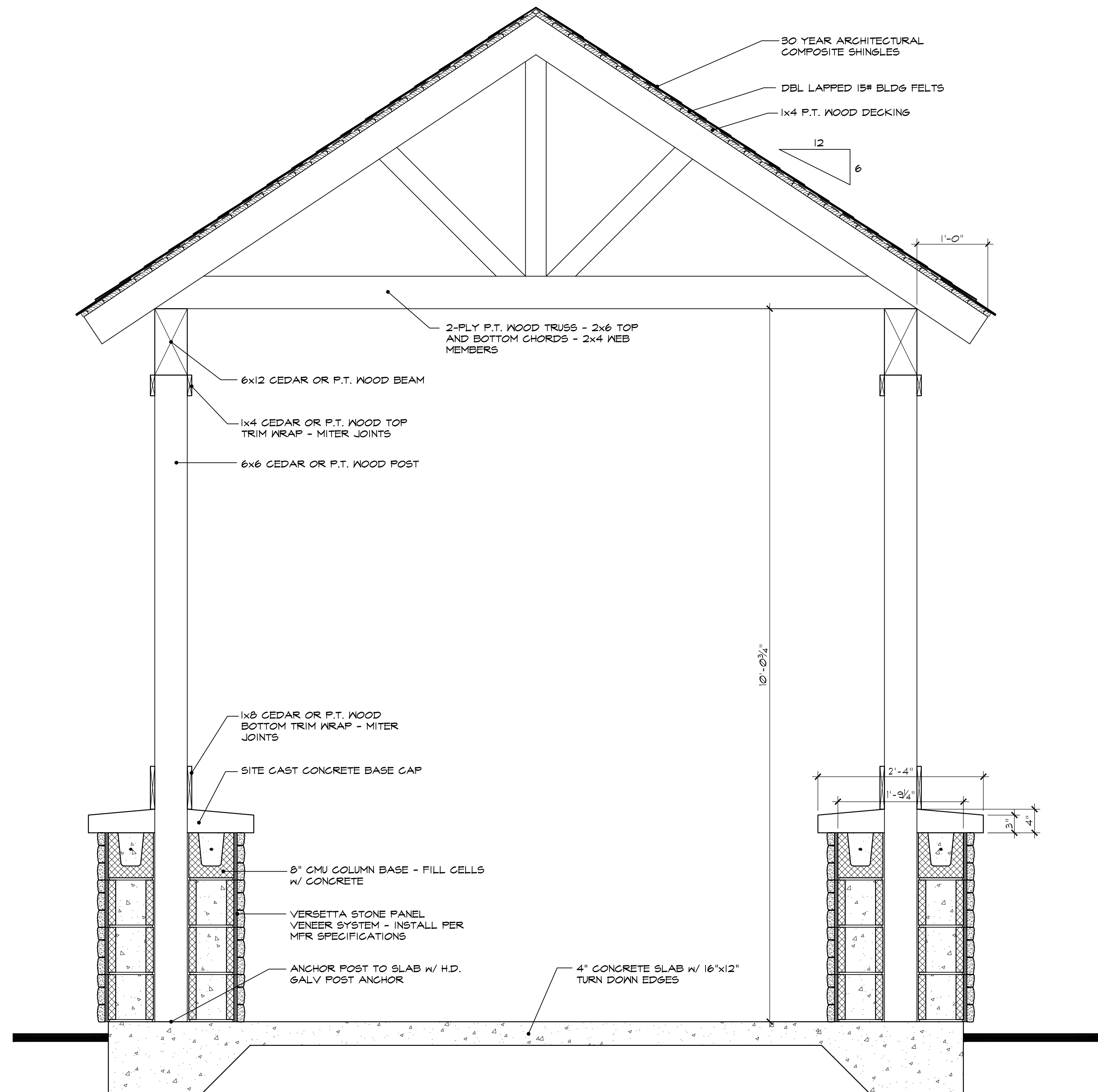
BUILDING SECTIONS
PARK SHELTER FOR
HIGH FALLS
COUNTY PARK
SENECA, SOUTH CAROLINA

AADS
ADEPT DESIGN SERVICES
of SOUTH CAROLINA, LLC

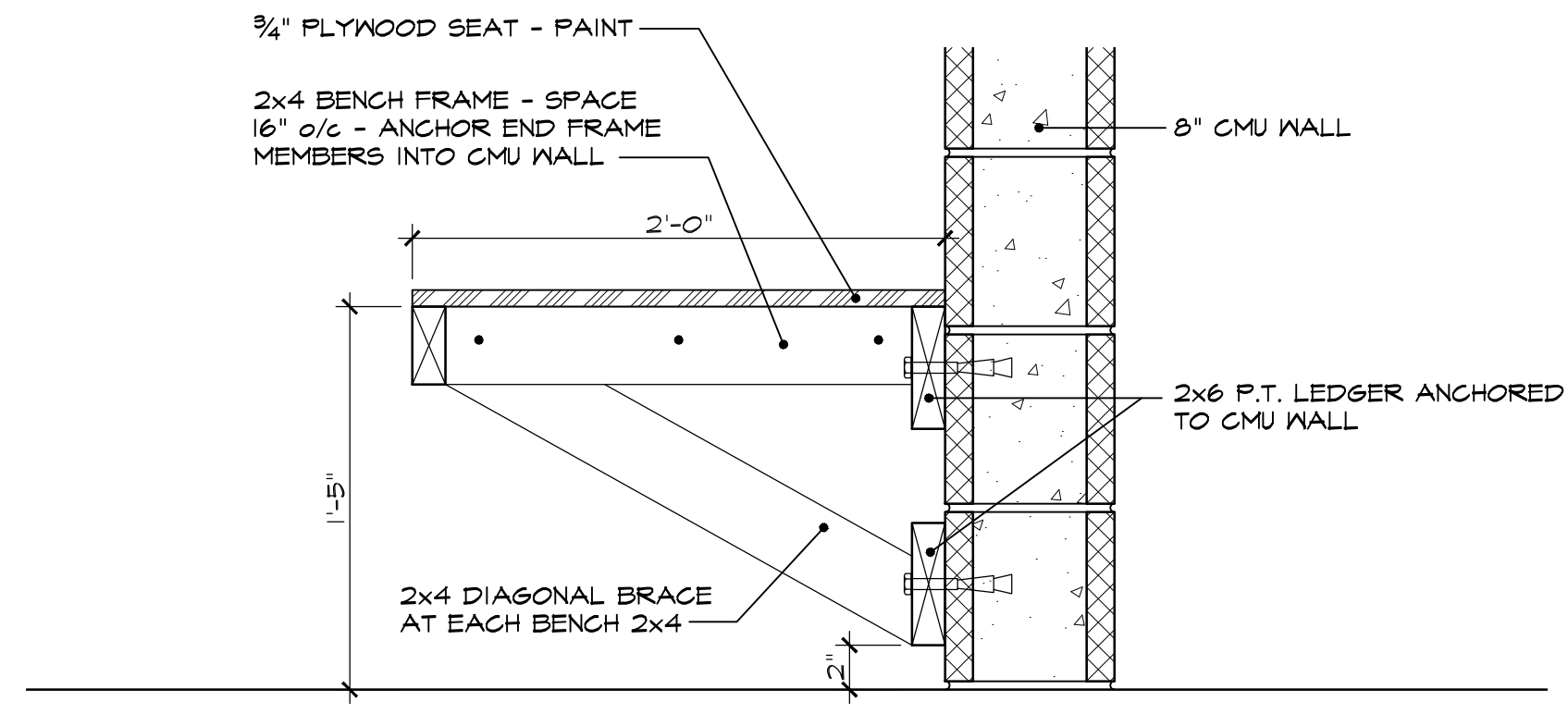
Project No. 18-016
Drawn by: EMB
Checked by: EMB
Date: 2019.06.20

DWG NO.
10
11

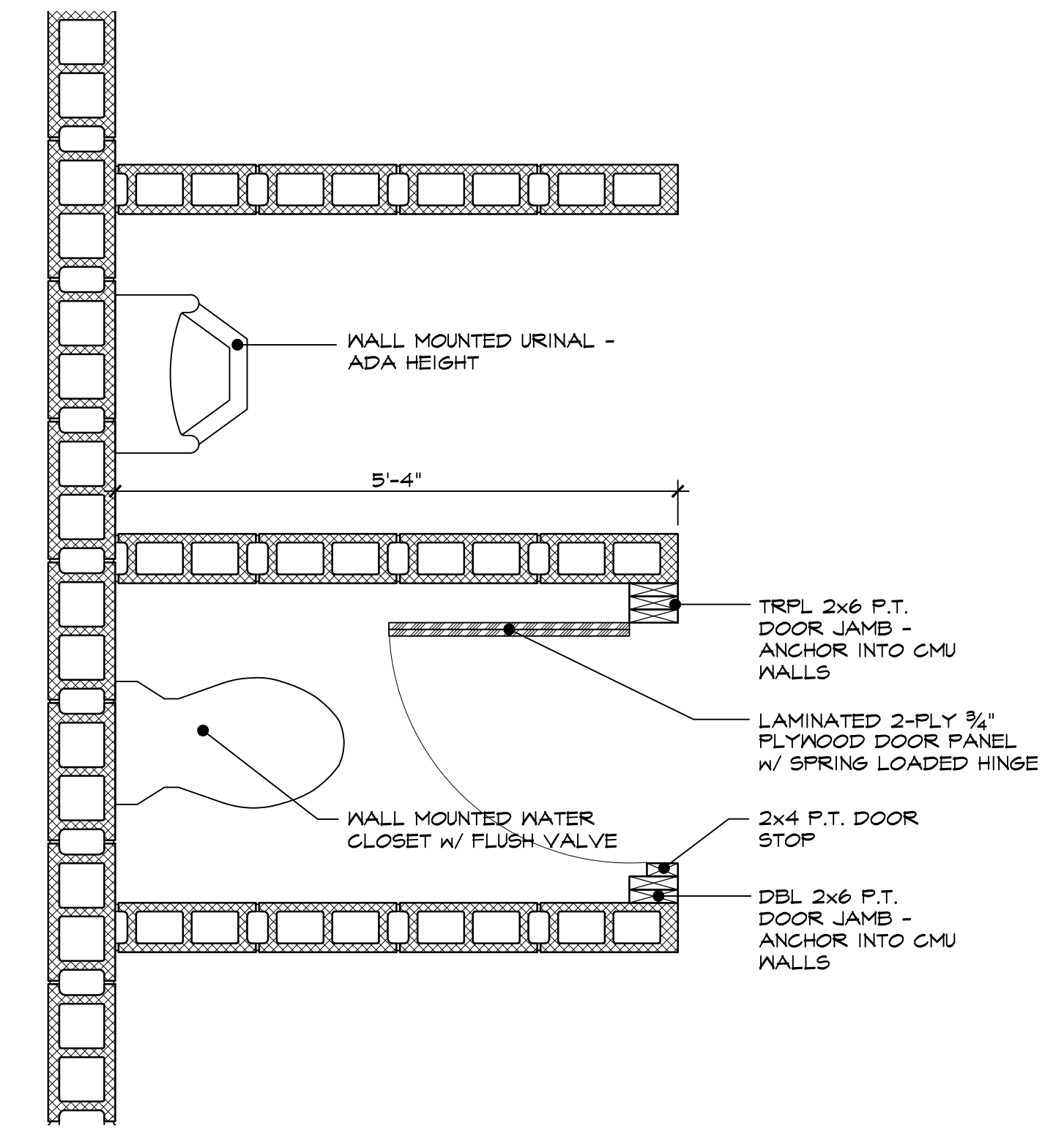
Copyright 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.



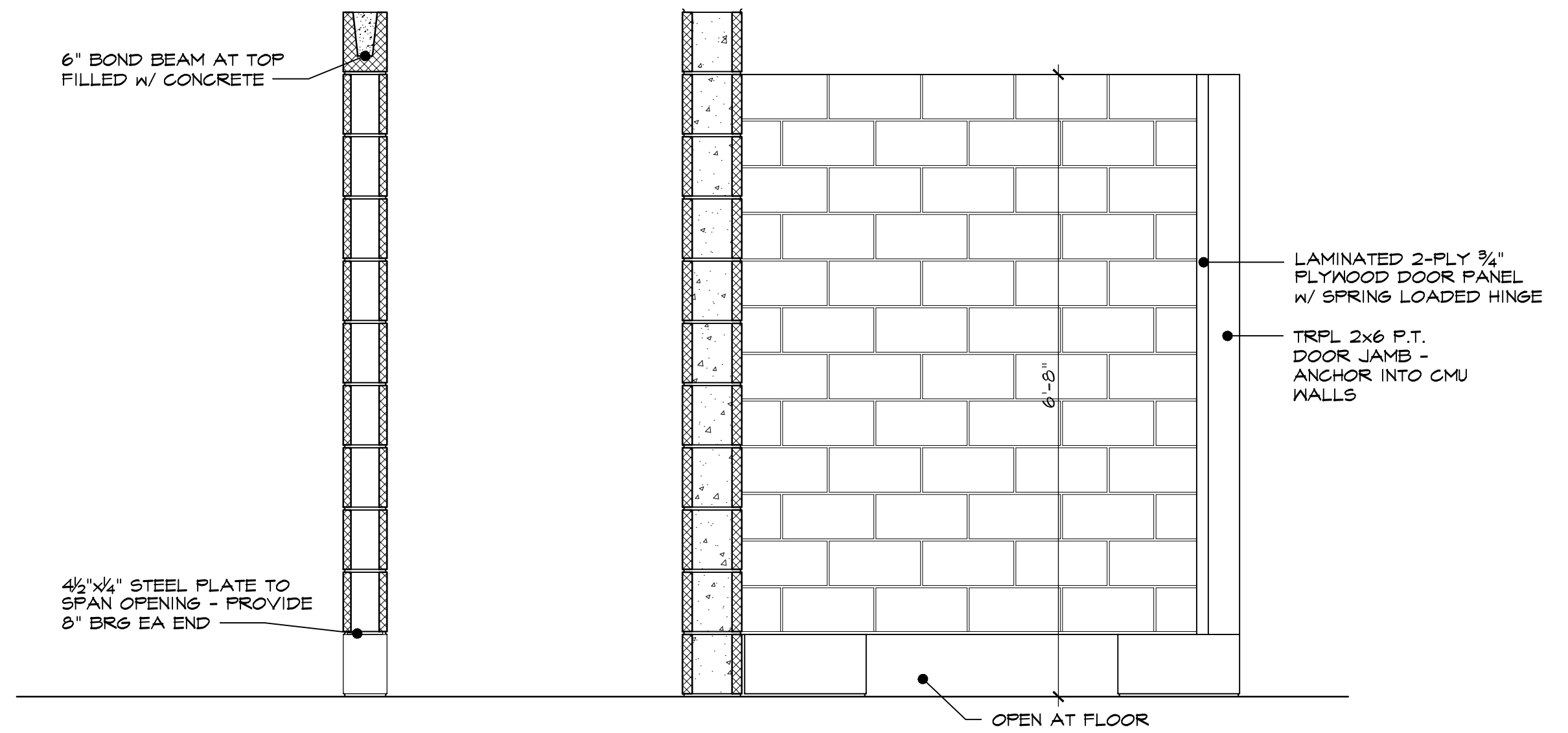
A COVERED ENTRY SECTION
 1" = 1'-0"



B CHANGING AREA BENCH DETAIL
 1 1/2" = 1'-0"



C TOILET PARTITION DETAILS
 3/4" = 1'-0"



D TOILET PARTITION SECTIONS
 3/4" = 1'-0"

Copyright 2018 This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.

Revision	Mark	Date

--	--	--

--	--	--

BUILDING SECTIONS
 PARK SHELTER FOR
HIGH FALLS
COUNTY PARK
 SENECA, SOUTH CAROLINA

A D S
A D S
A D S
 ADEPT DESIGN SERVICES
 of SOUTH CAROLINA, LLC

Project No.	18-016
Drawn by:	EMB
Checked by:	EMB
Date:	2019.06.20

DWG NO.
 11 / 11

NEW PARK SHELTER / STORAGE FOR HIGH FALLS COUNTY PARK SENECA, SOUTH CAROLINA

Revision Mark - Date

COVER SHEET
PARK SHELTER FOR
HIGH FALLS
COUNTY PARK
SENECA, SOUTH CAROLINA

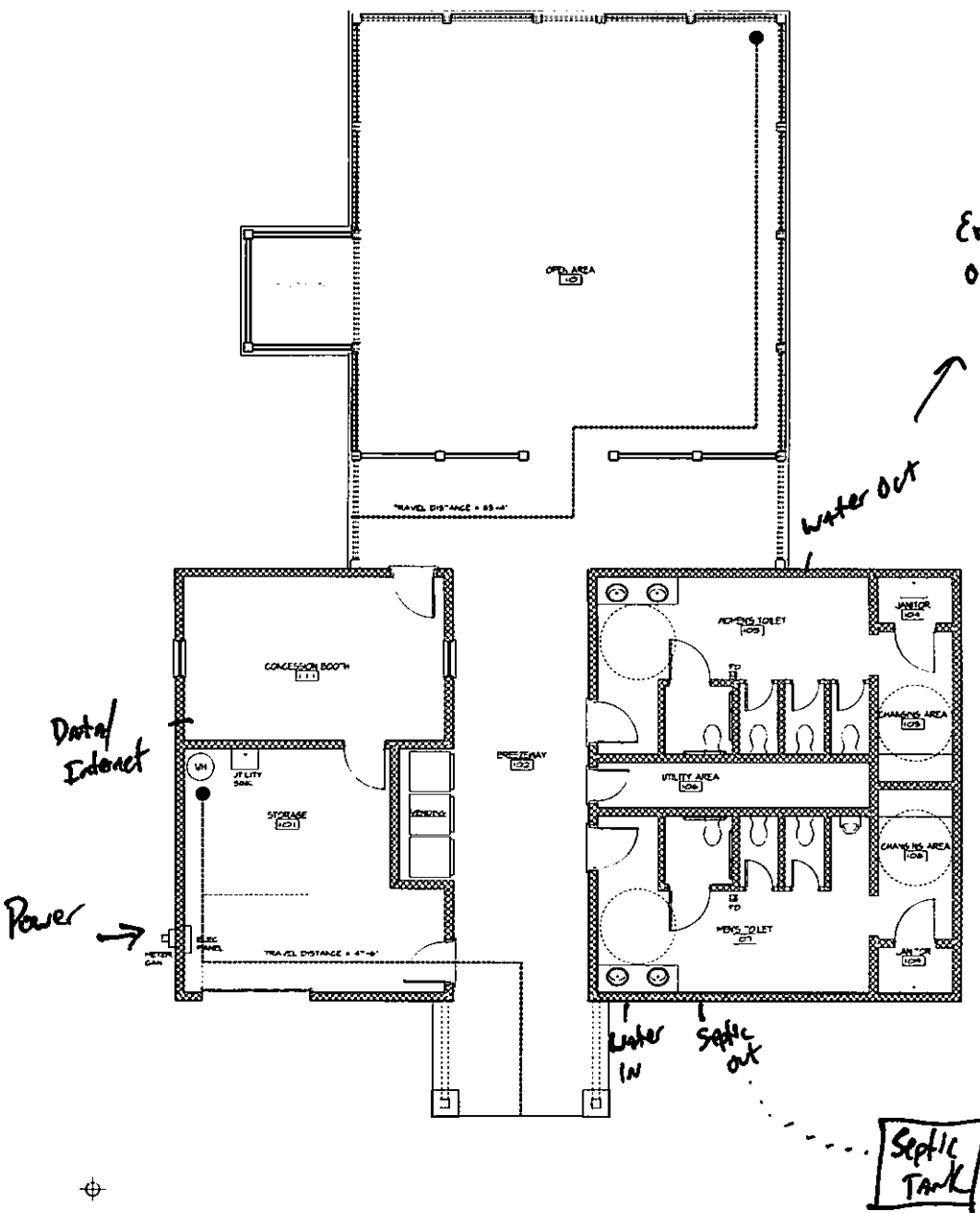
COVER SHEET
PARK SHELTER FOR
HIGH FALLS
COUNTY PARK
SENECA, SOUTH CAROLINA

ADEPT DESIGN SERVICES
of SOUTH CAROLINA, LLC

Project No. 18-014
Drawn by: EMB
Checked by: EMB
Date: 2018.04.10

DWG NO.
1
11

Copyright © 2018. This drawing is an instrument of service and is the property of Adept Design Services of SC, LLC. Unauthorized copying and duplication is strictly prohibited under penalties of copyright infringement laws.



- 2018 INTERNATIONAL BUILDING CODE**
- CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION**
- 311.2 - GROUP 5 - MODERATE HAZARD STORAGE OCCUPANCY
 - 312.1 - GROUP U - UTILITY AND MISCELLANEOUS GROUP OCCUPANCY
- CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREA**
- ALL BASED ON TYPE V-B CONSTRUCTION, NON-SPRINKLED
- 504.3 - ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE
GROUP 5 U = 40 FT ACTUAL = 20 FT
 - 504.4 - ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
GROUP 5-U = 1 ACTUAL = 1
 - 506.2 - ALLOWABLE AREA FACTOR IN SQUARE FEET
GROUP 5-U = 9,000 SF ACTUAL = 9,000 SF UNDER ROOF COVER
 - 508.3 - BUILDINGS MIXED OCCUPANCY, NON-SEPARATED
- CHAPTER 6 - TYPES OF CONSTRUCTION**
- 602.5 - TYPE V CONSTRUCTION
- 601 - FIRE RESISTANCE RATINGS REQUIREMENTS FOR BUILDING ELEMENTS
NO FIRE RESISTANCE RATINGS REQUIRED
 - 602 - FIRE RESISTANCE RATINGS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE
DISTANCE < 10' - 1 HOUR RATINGS DISTANCE > 10' - NONE REQUIRED
- CHAPTER 4 - FIRE PROTECTION SYSTEMS**
- 402.2.4 - FIRE SPRINKLER SYSTEMS IS NOT REQUIRED
 - FIRE AREA LESS THAN 12,000 SF
 - FIRE AREA IS NOT MORE THAN 3 STORIES ABOVE GRADE PLANE
 - FIRE AREA USED FOR STORAGE OF COMMERCIAL MOTOR VEHICLES LESS THAN 5,000 SF
 - 406 - FIRE EXTINGUISHERS SHALL BE INSTALLED PER NFPA 10
- CHAPTER 10 - MEANS OF EGRESS**
- 1004.1.2 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
STORAGE AREAS = 300 SF PER OCCUPANT 656 SF / 300 SF PER OCCUPANT + 3 OCCUPANTS
OPEN AREA = 50 OCCUPANTS MAXIMUM PER DIRECTION OF OWNER
 - 1006.2.1 - SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
GROUP 5 - MAXIMUM OCCUPANT LOAD = 24 MAX COMMON PATH OF EGRESS DISTANCE = 100 FT
GROUP U - MAXIMUM OCCUPANT LOAD = 24 MAX COMMON PATH OF EGRESS DISTANCE = 75 FT
 - 1011.2 - EXIT ACCESS TRAVEL DISTANCE
GROUP 5-U = 200 FT
GROUP U = 300 FT

- GENERAL PROJECT NOTES**
- THIS PROJECT SHALL BE BUILT IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL MECHANICAL CODE, THE NATIONAL ELECTRIC CODE, THE INTERNATIONAL FIRE CODE, THE INTERNATIONAL ENERGY CONSERVATION CODE, AND ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. THE DESIGNER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.
 - ALL DIMENSIONS ARE TO FACE OF STUD. EDGE OF CONCRETE SLAB CENTERLINE OF COLUMNS AND CENTER LINES OF WINDOW OPENINGS UNLESS OTHERWISE NOTED.
 - ALL DOORS ARE 6" FROM ADJACENT WALLS OR CENTERED IN THE WALLS UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL CONTACT THE DESIGNER OR ENGINEERS SHOULD A DISCREPANCY BE DISCOVERED ON THESE DRAWINGS.
 - THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR COMPLYING WITH HAND CAP REGULATIONS INCLUDING 2017 ANSI 117.1 AND ADAAG.

- DRAWINGS INDEX**
- COVER SHEET
 - FOUNDATION PLAN
 - FLOOR PLAN
 - CEILING PLAN
 - ROOF FRAMING PLAN
 - ENLARGED FLOOR PLANS
 - ELEVATIONS
 - ELEVATIONS
 - BUILDING SECTIONS
 - WALL SECTIONS
 - DETAILS

Septic Tank